



Board of Trustees Meeting

441 3rd Street, Mead

October 13, 2025

Agenda

6:00 p.m. to 10:00 p.m. Regular Meeting

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_irDH4x_ER1yZSo6clo_2Zg

1. Call to Order – Roll Call

Mayor Colleen Whitlow
Mayor Pro Tem Trisha Harris
Trustee David Adams
Trustee Chris Cartwright
Trustee Jeremiah R. Crane
Trustee Brad Hagen
Trustee Herman Schranz

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Review and Approve Agenda

5. Staff Report: Town Manager Report

- a. Manager Report

6. Informational Items

- a. Building Code Update
- b. Built for Mead Update

7. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

8. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

- a. Approval of Minutes - Regular Meeting September 29, 2025
- b. September 2025 Aging Report
- c. Check Register October 13, 2025
- d. **Resolution No. 58-R-2025** – A Resolution of the Town of Mead, Colorado, Amending the Comprehensive Fee Schedule to Amend the Fees for Temporary Use Permits
- e. **Resolution No. 59-R-2025** – A Resolution of the Town of Mead, Colorado, Approving an Intergovernmental Agreement Between the Town of Mead and the St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program for the 2025-2026 School Year
- f. **Ordinance No. 1092** – An Ordinance of the Town of Mead, Colorado, Repealing and Replacing Articles II Through X of Chapter 18 of the Mead Municipal Code and Adopting by Reference and Amending the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Plumbing Code, the 2024 International Energy Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, and Providing Penalties for Code Violations

9. Public Hearing

- a. Public Hearing: Kiteley Ranch Eligibility Hearing
 - i. **Resolution No. 60-R-2025** – A Resolution of the Town of Mead, Colorado, Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Property Known as the Kiteley Ranch Annexation

10. New Business

- a. **Resolution No. 61-R-2025** – A Resolution of the Board of Trustees of the Town of Mead, Colorado, Supporting Passage of Ballot Issue 2B (Funding for Town Law Enforcement Services and Facilities) at the November 4, 2025 Special Election

11. Public Comment:

3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

12. 2026 Budget Discussion

13. Elected Official Reports

- a. Town Trustees
- b. Mayor Whitlow

14. Adjournment

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email info@townofmead.org.

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: October 13, 2025

SUBJECT: Town Manager Report

- Landfill voucher pick-up is under way at the Mead Community Center during normal business hours and will continue through October 17th. Fall Clean-Up Days vouchers will be accepted at Front Range Landfill from October 13th through October 25th during regular operating hours. Registration is required, with one voucher available per Town of Mead household. To receive a voucher, visit the Mead Community Center with your ID and proof of residency.
- The Mead Area Chamber of Commerce will host its annual Trick-or-Treat Street on October 25th along Main Street in Mead. Local businesses and community booths will participate, each offering Halloween candy for trick-or-treaters.
- On Saturday, September 27th, the Town of Mead held its annual flag retirement ceremony, honoring dozens of worn, torn, and faded American flags. This ceremony will take place annually on the last Saturday of September.
- Saint Vrain Valley School District (SVVSD) is constructing a pre-kindergarten through eighth grade school southeast of Mead High School. The school will be ready for students in the fall of 2026.
- The Board of Trustees has referred a ballot item to the voters of Mead for the November 4, 2025 election to increase the sales and use tax by 1% to support Mead Police Department and law enforcement efforts. This will be item 2B on the November coordinated ballot. The Blue Book (containing TABOR notices) has been mailed by Weld County Elections to all registered electors. Ballots should be distributed starting today.
- Building a Stronger Mead Community is an issue committee which has filed paperwork indicating they will be working in support of Ballot issue 2B. Currently, no other issue committees have registered with the Town Clerk's office.
- Staff prepared the draft 2026 Budget for presentation to the Board of Trustees on October 13, 2025. After further input from the Board, a public hearing will be held on October 27th to consider adoption. MURA and Elevation 25 GID budgets will also be presented on these same dates.
- The intersection of Third Street and Welker Avenue is under construction to widen the intersection, install new drainage infrastructure, add sidewalks and install a stoplight. There will be delays in the area, but the crews are doing their best to keep traffic flowing. All businesses are open and will remain so during the construction period.
- Mayor Colleen Whitlow convenes weekly office hours at Mead Town Hall. The office hours are on Mondays from 10:00 a.m. to 12:00 p.m. Please contact the front office for an appointment. Walk ins will be taken as time allows.
- Explore the daily operations of Mead Police officers and staff. Whether responding to service calls, engaging with students, or interacting with residents at community events, the Mead Police Department is committed to improving the quality of life for residents, businesses, and visitors. View the Mead Police Challenges and Needs videos here: <http://bit.ly/40G47qm>
- The fall Mead Police Citizens' Academy is under way every Thursday evening until October 16th, from 6:30 p.m. to 9:00 p.m. Applications are now being accepted. Last year's Academy was very well received. This is an opportunity for citizens to learn about and interact with the Mead Police Department. More information about the Academy can be found on the town's website: <https://www.townofmead.org/police/page/citizens-police-academy>
- Construction continues on a branch location of High Plains Library District. The building is being constructed on Town-owned land just east of Liberty Ranch on County Road 7.
- Coffee with the Mayor moved to our new location at the Community Center on October 4th. There was lively discussion about projects, development, future businesses and a potential police facility. Join us for the next regularly scheduled Coffee on Saturday November 1st. Mayor Colleen Whitlow hosts

Coffee with the Mayor on the first Saturday of each month to allow residents an opportunity to engage directly in a small group setting. Join the conversation from 8:00 – 10:00 a.m. at the Community Center at 401 Third Street.

- The High Plains Blvd (WCR 9.5) road construction project continues. The construction of two miles of this road between WCR 32 and WCR 36 includes two travel lanes, bike lanes, two roundabouts located at CR 32 and CR 34, and a ten-foot-wide detached sidewalk. The project is a collaboration among Mead, Weld County and local developers. The section of road between CR 36 and CR 34 is slated for completion in December 2025. Paving is ongoing.
- Mead Municipal Court is scheduled for Thursday October 23rd at 5:00 p.m. at Town Hall. Due to the increase in docket size over the last few months and scheduling concerns, Judge Thrower is considering moving court to a different night in 2026. Mead Municipal Court and the Mead Police Department continue to work together on importing tickets into the Caselle (court) software from the police e-ticket software. This will save data entry time and errors.
- Based on the 5-year Pavement Management Maintenance Plan presented to the Board on February 24th, this year's transportation projects are underway. Chipseal work has been completed on WCR 5 and paving of WCR 34. Current road closures due to construction can be found on the town's website: <https://www.townofmead.org/engineering/page/street-maintenanceroad-closures>.
- Key projects update:
 - 3rd and Welker Intersection – Work continues on the west side of 3rd Street both north and south of the intersection.
 - Community Center – punch list repairs continue including a mill and overlay of the parking lot/alley and striping of the gym floor. The EV charger is operational and available to the public.
 - SH66 Pedestrian Crossing – The real estate team continues to meet with affected property owners regarding appraisals and acquisition discussions.
- Building Permits:
 - 2025 YTD: 66 SF Permits, 72 Certificates of Occupancy
- Boards and Commissions
- The Planning Commission is next scheduled to meet on October 15th. Staff will be bringing forward the Access 25 Preliminary Plat for a public hearing with the Planning Commission. The continued public hearing for North Mead Place Comprehensive Plan Amendment will also be held.
- Human Resources
 - The Town advertises open positions here: <https://www.governmentjobs.com/careers/townofmead>
 - Current open positions: Finance/HR Clerk

Community Development

- The building permit has been issued for the Mountain View Fire Station to be constructed on the Liberty Ranch Municipal Facilities Site. Construction of the High Plains Library facility is underway.
- The Access 25 Preliminary Plat is scheduled for a public hearing with the Planning Commission at the October 10th regular meeting. The Board of Trustees public hearing for the proposal is scheduled for the October 27th regular meeting.
- The Red Barn Community Center Site Plan is scheduled to be considered by the Board of Trustees at the October 27th regular meeting.
- Elevation 25 Industrial Park has submitted the site plan and final plat for Buildings 3 and 4 which are scheduled for consideration by the Board of Trustees on October 27th.
- Mobilization and grading of the O'Reilly Auto Parts property is underway. The building permit was issued on August 13th.
- The Land Use Code Amendment Project continues with the consultant team reviewing Mead's Code for compliance with state laws, best practices and efficiencies in the development processes. Staff and the consultant team, Community Planning Strategies, will provide regular updates on the progress and the next steps throughout the summer and autumn of 2025. A website for the Land Use Code update has been established to provide ongoing access and information to the public: [Land Use Code Update & Outreach | Mead, CO](#)

- The Parks, Open Space and Trails (POST) Master Plan continues with a review of community-member survey results. The goal of this plan is to develop a master plan for the future of parks, open space, and trails efforts in Mead. With the help of a consultant, Logan Simpson, there will be multiple opportunities for input by the residents to help shape the future of Mead's parks, open space, and trails. A website for the POST plan has been established to provide ongoing access and information to the public: <https://www.townofmead.org/development/page/mead-motion-parks-open-space-and-trails-master-plan-update>

Public Works and Engineering

- Cement stabilization and paving in the Sekich Business Park is underway. The Town Hall parking lot is complete.
- Concrete in advance of the annual street maintenance project is complete, as is slurry/chip seal resurfacing.
- Gold Star – the flagpoles and security camera have been installed. Final lighting is underway, and flags will go up once complete.
- Liberty Ranch Restrooms – the restroom materials have been delivered, and the excavation is underway.
- The cured-in-place pipe lining project is complete.
- The sewer flushing project is nearing completion.
- Town-wide pavement marking will be complete in mid-October.

Community Engagement

- Mead Clean-Up Days is October 13 through October 20 at Front Range Landfill. Mead residents and businesses can receive their free voucher at Town Hall or the Mead Community Center now through October 17th. The voucher is good for one (1) load up to one (1) ton. All loads must be covered.
- Staff is working with Skyhawks Sports Camps to host SuperTots programs at the Mead Community Center in 2026. Program options include SoccerTots, HoopsterTots, and BaseballTots for children aged 2 to 4.
- The Town is contracting with a local yoga instructor to offer Yoga programming at the Mead Community Center. Yoga will be offered on Thursdays from 8:30 to 9:30 a.m. and on Sundays from 3:00 to 4:00 p.m. Registration is not required; participants will need to pay the Community Center's drop-in fee or purchase a digital drop-in card.
- Mead Elementary students are invited to participate in the "Name the Snowplow" contest. Submissions will be accepted from October 6th to October 20th. Winners will be announced on October 24th and recognized at the Board of Trustees meeting on November 10th.
- The Town's first Express EV Charger is online and available for public usage. The ChargePoint Express Charger is located in the Main Street parking lot, adjacent to the Mead Community Center.

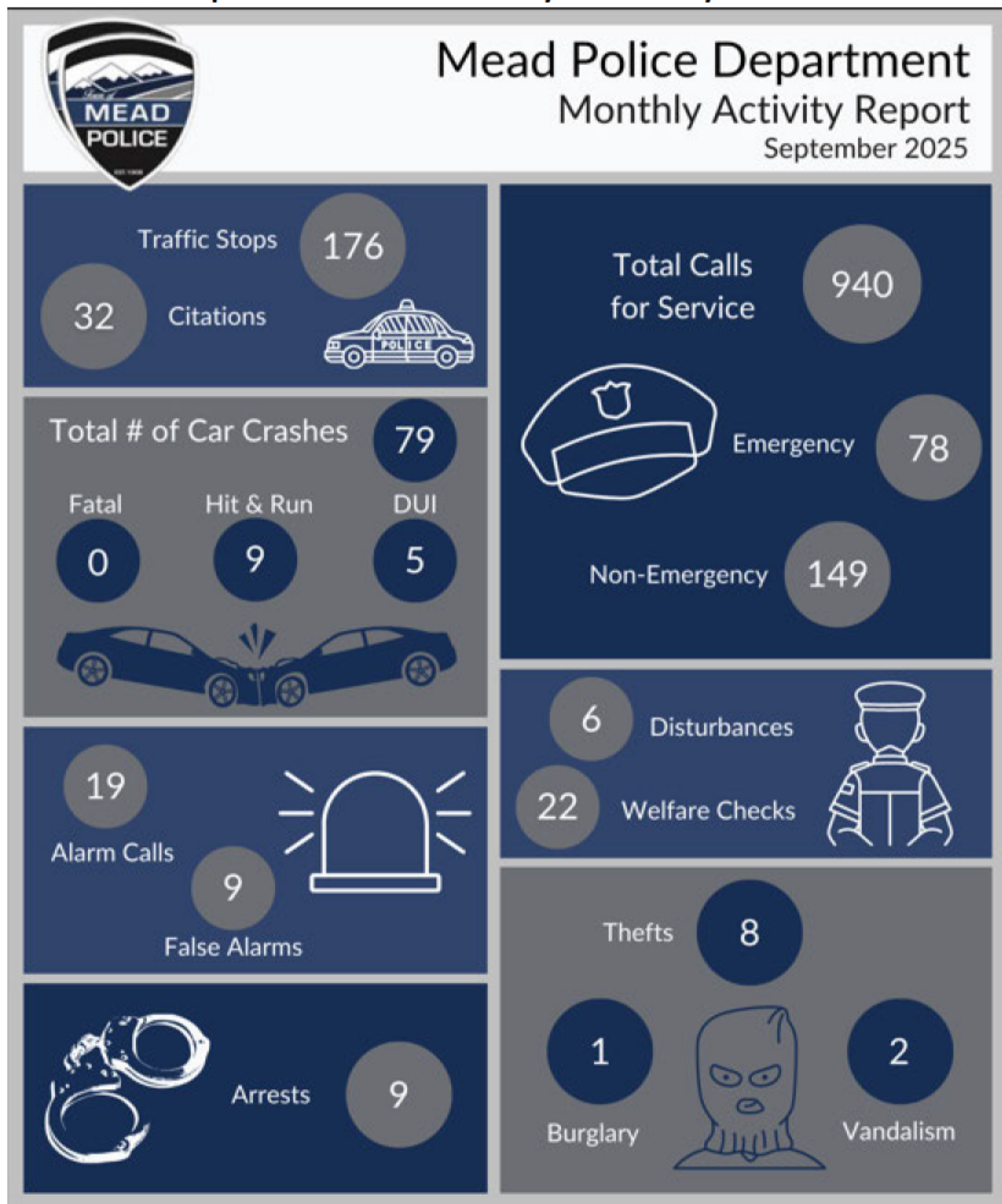
Police Department

- Hiring update: Hudson Sheppard, a new Police Officer and Helly Arellano, CSO, started October 6th.
- Another new police officer is expected to start on October 27th after the IGA with St Vrain Valley School District is finalized.
- Chief Newbanks is working on the Hazard Mitigation process with other Weld County partners.
- The Police Department Site Selection and 30% Design project is moving forward.
- The September Monthly Report is attached.
- The Citizen's Academy concludes on October 16th, with graduation at 8pm at Public Works.
- Mead currently has three crossing guards, and is seeking applicants for this most important safety role.



Mead Police Department

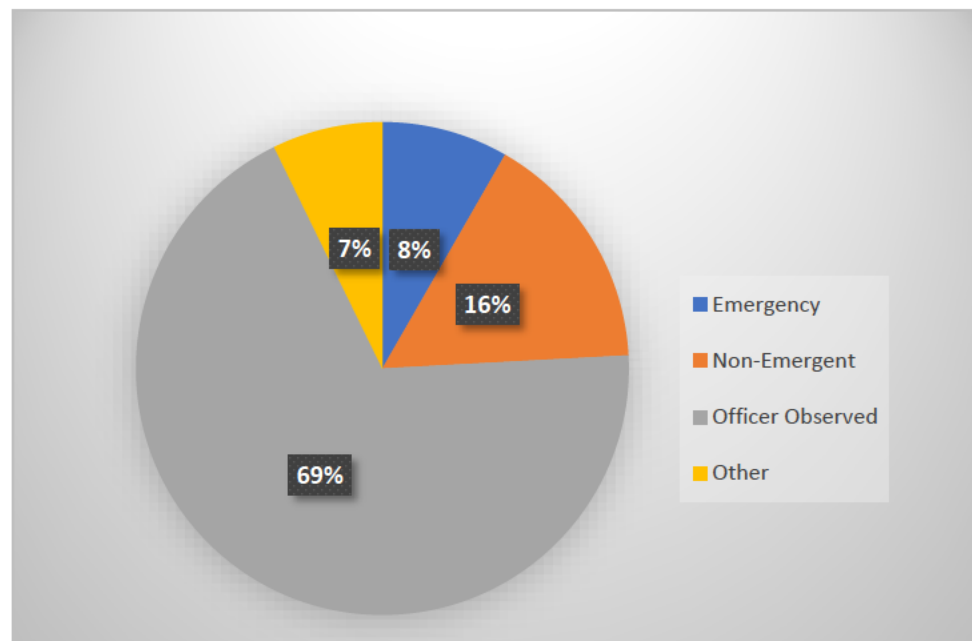
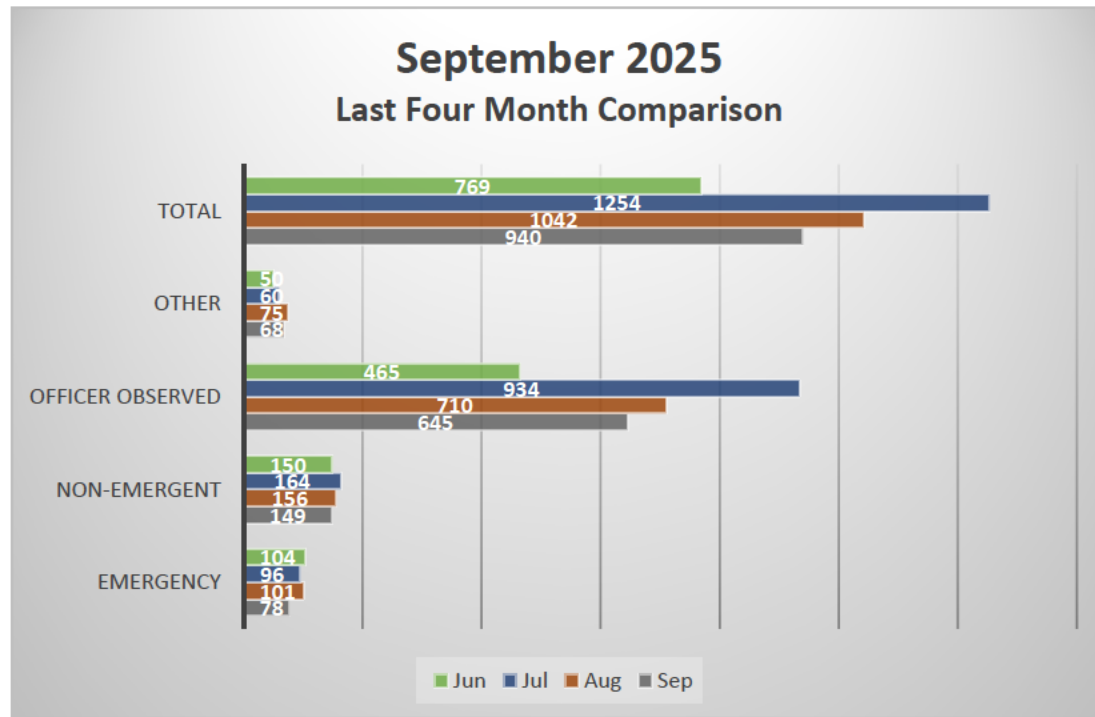
September Monthly Activity - 2025



ARRESTS: 9 (5 transported to jail, 4 released on summons)

Case Number	Location	Charge	Arrest Date/Time
25ML00509	██████ HIGHLAND DR	16-2-110 [M] FAILURE TO APPEAR - MISDEMEANOR	09/03/2025 10:19:00 AM
25ML00515	INTERSTATE 25 EXIT 243 RAMP S / HIGHWAY 66	DROVE VEHICLE WITH EXCESSIVE ALCOHOL CONTENT (42-4-1301(2)(a)) 42-4-1401(1) RECKLESS DRIVING	09/04/2025 12:00:00 AM
25ML00262	██████ MEAD ST	42-4-1301(1)(a) DROVE VEHICLE WHILE UNDER INFLUENCE	09/05/2025 02:39:00 PM
25ML00526	██████ HIGHWAY 66	16-19-103(M) FOJ WANTED BY OTHER AGENCY MISDEMEANOR	09/14/2025 12:48:00 AM
25ML00540	HIGHWAY 66 / FOSTER RIDGE DR	42-4-1301(1)(a) DROVE VEHICLE WHILE UNDER INFLUENCE	09/20/2025 06:53:00 PM
25ML00542	HIGHWAY 66 / FOSTER RIDGE DR	42-4-1301(1)(a) DROVE VEHICLE WHILE UNDER INFLUENCE	09/21/2025 01:25:00 AM
25ML00543	HIGHWAY 66 / WCR 5	42-4-1301(1)(a) DROVE VEHICLE WHILE UNDER INFLUENCE/FAILED TO PRESENT IMMEDIATE EVIDENCE OF INSURANCE (42-4-1409(3))	09/21/2025 03:10:00 AM
25ML00551	Interstate 25 MM 243.5	42-2-136(2) POSSESSED FICTITIOUS ON FRAUDULENT LICENSE/PERMIT	09/26/2025 11:17:00 AM
25ML00554	COLORADO BLVD / HIGHWAY 66	16-19-103(M) FOJ WANTED BY OTHER AGENCY MISDEMEANOR	09/26/2025 06:02:00 PM

Four Month Comparison of Calls for Service:



STAFFING:

We currently have 15 of the 16 authorized sworn positions filled.

Sergeant Ellis, Sergeant Salazar, and Officers Begano, Bustamante, Cramblet, Hansen, Jackson, Palmer, Rollins, Sedgwick, and M. Smith are working patrol.

Officers Barker and Aguirre are assigned to Mead Schools as SROs, and supporting patrol when school is not in session.

The Community Service Officer position is currently open. This position covers code enforcement, animal control, and non-emergency calls for service.

Melissa Merkle is the Administrative Clerk. Michelle Rae is the Records and Evidence Technician. Commander Brian Smith oversees operations, training, and professional standards. Brent Newbanks is the Chief of Police.

TRAINING:

All officers completed Taser certification training and updated victim services training this month.

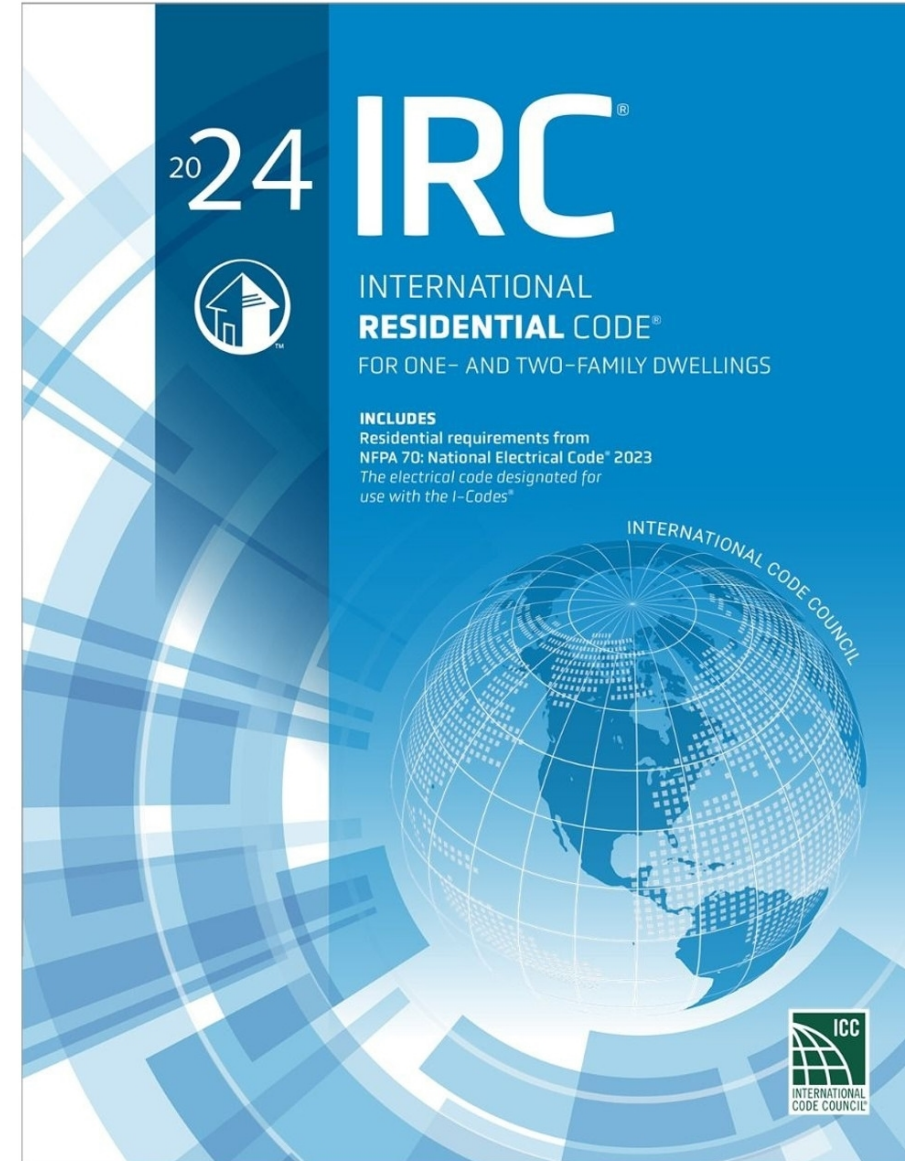
NOTABLE CALLS FOR SERVICE:

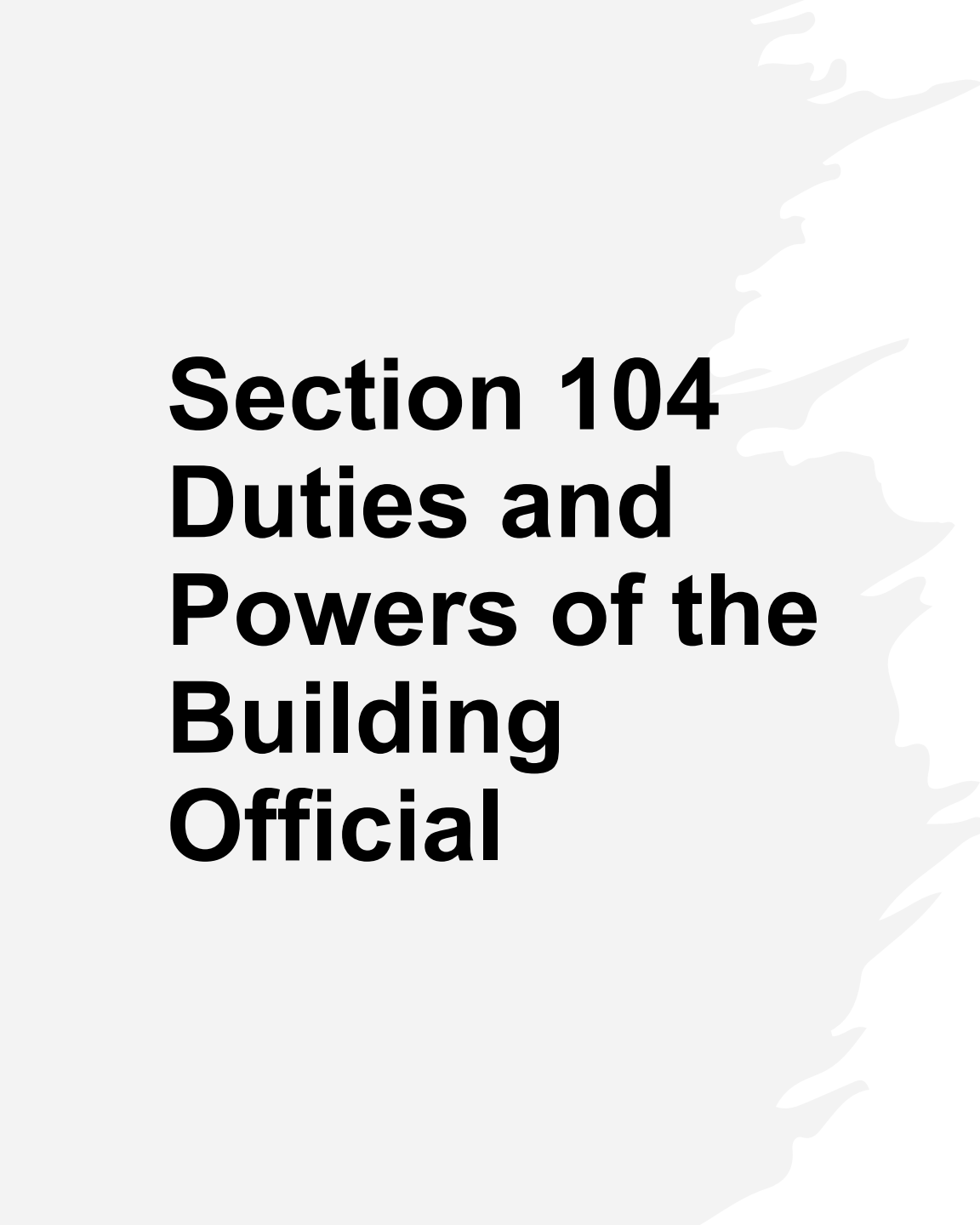
INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Traffic Accident Unknown Inj.	MM 42 HWY 66	25ML00507	09/01/2025
Vandalism	HIGHWAY 66 / WCR 9.5	25ML00508	09/02/2025
Subject With A Warrant	HIGHLAND DR	25ML00509	09/03/2025
Disturbance	MAIN ST	25ML00510	09/03/2025
Disturbance	SANFORD ST	25ML00511	09/03/2025
Follow Up	MAIN ST	25ML00512	09/03/2025
Traffic Accident	HIGHWAY 66 / WCR 5	25ML00513	09/04/2025
Traffic Accident Unknown Inj.	HIGHWAY 66 / MEAD ST	25ML00514	09/04/2025
Disturbance	INTERSTATE 25 EXIT 243 RAMP S / HIGHWAY 66	25ML00515	09/04/2025
Traffic Accident	HIGHWAY 66 / WCR 3	25ML00516	09/08/2025
Burglary Alarm	E INTERSTATE 25 FRONTAGE RD	25ML00517	09/10/2025
Assist Other Agency	VISTA VIEW DR / SANDSTONE DR	25ML00518	09/10/2025
Meet	Main Street	25ML00519	09/10/2025
Suspicious	WELKER AVE	25ML00520	09/10/2025
Assist Other Agency	KIMBARK ST	25ML00521	09/11/2025
Traffic Accident	HIGHWAY 66 / INTERSTATE 25 RAMP S	25ML00522	09/11/2025
Traffic Accident with Inj.	MM 246 I 25 NB	25ML00523	09/13/2025
Property	MAIN ST	25ML00524	09/13/2025
Theft	MAIN ST	25ML00525	09/13/2025
Subject With A Warrant	HIGHWAY 66	25ML00526	09/14/2025
Traffic Accident	MM 244 I 25 NB	25ML00527	09/14/2025
Traffic Accident	WCR 3 / HIGHWAY 66	25ML00528	09/14/2025
Trespass	RITCHIE DR	25ML00529	09/15/2025
Suspicious	WCR 7	25ML00530	09/16/2025
Traffic Accident Hit and Run	HIGHWAY 66 / INTERSTATE 25 RAMP N	25ML00531	09/16/2025
Traffic Accident	HIGHWAY 66 / COLORADO BLVD	25ML00532	09/17/2025
Assist Other Agency	WELKER AVE	25ML00533	09/18/2025
Harass	HOMESTEAD DR	25ML00534	09/18/2025
Traffic Stop	MM 250 I 25 NB	25ML00535	09/18/2025
Traffic Accident Hit and Run	COLORADO BLVD / HIGHWAY 66	25ML00536	09/19/2025
Traffic Accident	HIGHWAY 66 / WCR 7	25ML00537	09/19/2025
Suspicious	HIGHLAND DR	25ML00538	09/19/2025
Traffic Accident with Inj.	MM 241-5 I 25 SB	25ML00539	09/20/2025
Traffic Stop	HIGHWAY 66 / FOSTER RIDGE DR	25ML00540	09/20/2025
Theft	PACIFIC CIR	25ML00541	09/20/2025
Traffic Stop	HIGHWAY 66 / FOSTER RIDGE DR	25ML00542	09/21/2025

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Traffic Stop	HIGHWAY 66 / WCR 5	25ML00543	09/21/2025
Traffic Accident Hit and Run	WELKER AVE / E INTERSTATE 25 FRONTAGE RD	25ML00544	09/22/2025
Harass	PALMER AVE	25ML00545	09/22/2025
Suspicious	WELKER AVE	25ML00546	09/24/2025
Traffic Accident	HIGHWAY 66 / COLORADO BLVD	25ML00547	09/25/2025
Theft	YPSILON CIR	25ML00548	09/25/2025
Code Violation	HIGHLAND DR	25ML00549	09/26/2025
Traffic Accident	MM 243 I 25 NB	25ML00550	09/26/2025
Property	WCR 7	25ML00552	09/26/2025
Suspicious	WCR 7	25ML00553	09/26/2025
Subject With A Warrant	COLORADO BLVD / HIGHWAY 66	25ML00554	09/26/2025
Assist Other Agency	HIGHWAY 66 / INTERSTATE 25 RAMP S	25ML00555	09/27/2025
Traffic Accident Hit and Run	WCR 7 / EAGLE AVE	25ML00556	09/28/2025
Unwant	HIGHLAND DR	25ML00557	09/29/2025
Traffic Accident - Airbag	WCR 7	25ML00558	09/30/2025
Traffic Accident Unknown Inj.	HIGHWAY 66 / COLORADO BLVD	25ML00559	09/30/2025
Theft	HIGHWAY 66	25ML00560	09/30/2025
Check Wellbeing	WCR 7	25ML00561	09/30/2025

2024 Changes to the International Residential Code

An overview of (almost) all changes from the 2021 to the 2024 IRC





Section 104 Duties and Powers of the Building Official

- 104.2 and subsections is called “Determination of Compliance”. This adds more flexibility and guidelines to determining if the work meets the intent of the IRC including but not limited to testing, reports, and peer review submittals as determined by the BO.
- 104.4.1 is an added subsection for inspection warrants under Right of Entry
- 104.7 adds clear requirements for record keeping of approvals, inspections, modifications, and tests

Chapter 3 Reorganization

Structural	Active Fire Resistance	Rooms and Spaces	Means of Egress	Accessibility	Home Safety	Energy
R301 Design Criteria	R308 Site Address	R312 Min. Room Area	R318 Means of Egress	R322 Accessibility	R324 Glazing	R329 Solar
R302 Fire-Resistance Construction	R309 Auto Sprinkler Systems	R313 Ceiling Height	R319 EERO	R323 Elevators	R325 Light, Vent & Heat	R330 Energy Storage
R303 Foam Plastic	R310 Smoke Alarms	R314 Mezzanines	R320 Handrails		R326 Sanitation	R331 Engine Generators
R304 Protection of Wood Against Decay	R311 Carbon Monoxide	R315 Sleeping Lofts	R321 Guards & Fall Protection		R327 Toilet, Bath & Shower	R332 Fuel Cells
R305 Protection Against Termites		R316 Habitable Attics			R328 Pools & Spas	
R306 Flood Resistant Construction		R317 Garages and Carports				
R307 Storm Shelters						

Highlighted in grey are existing sections that have been moved, green is new sections, and white is existing sections that have not moved

Chapter 3 has been completely reorganized to reflect specific categories. This was done to make it easier to follow when designing a dwelling. This chart breaks the sections into categories showing the order of operations

Find address or place

SEARCH

All data are per the requirements of published ASCE standards; local requirements may vary



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Query U.S. Environmental
Hazard Data with the

ASCE
Hazard Tool API



Snow and Wind Loads

- Section R301.2.3 has updated to better represent the current snow and wind loading.
- The ASCE Hazard Tool is a great resource to find out the hazards in a specific area. This can be found at [ASCEhazardtool.org](https://www.ascehazardtool.org)

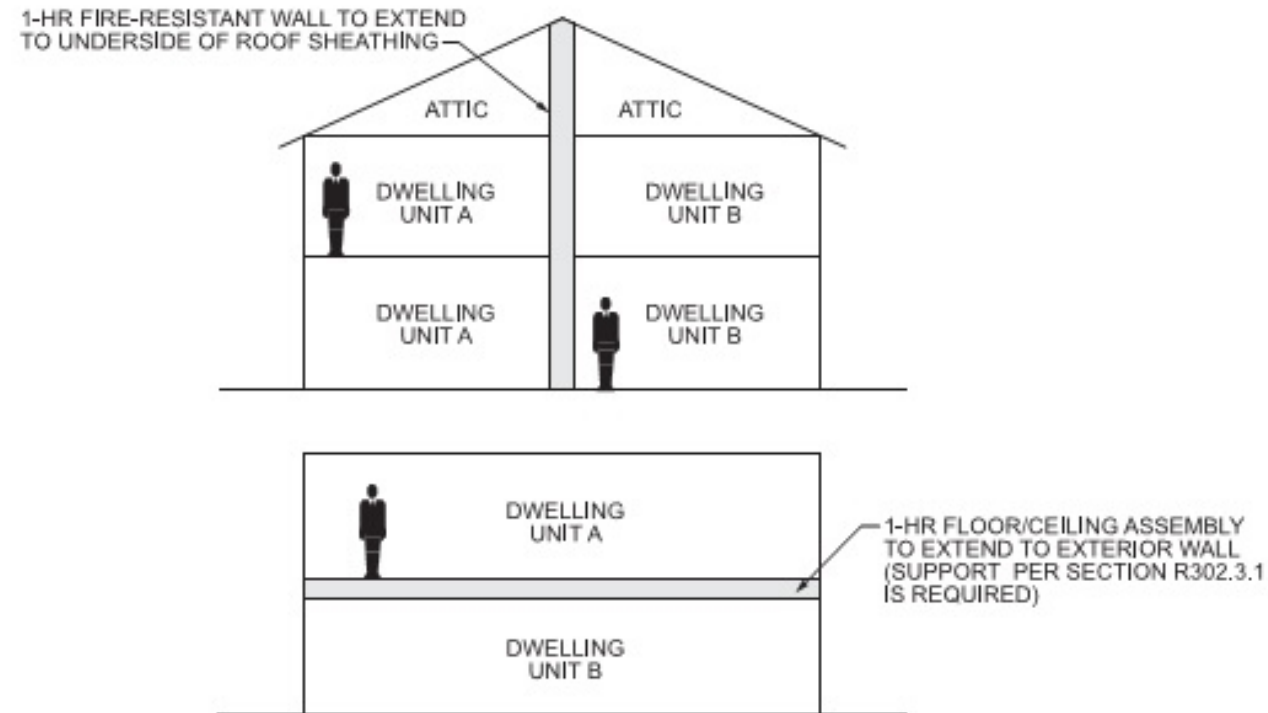


Exterior Wall Fire Construction

- R302.1 has been updated to clear up some confusion on measurements of fire separation distance of multiple dwellings or townhomes on the same lot
- Dwellings and townhouses on the same lot are assumed to have an imaginary line between them
- R302.1 does not cover “party walls” separating townhouses

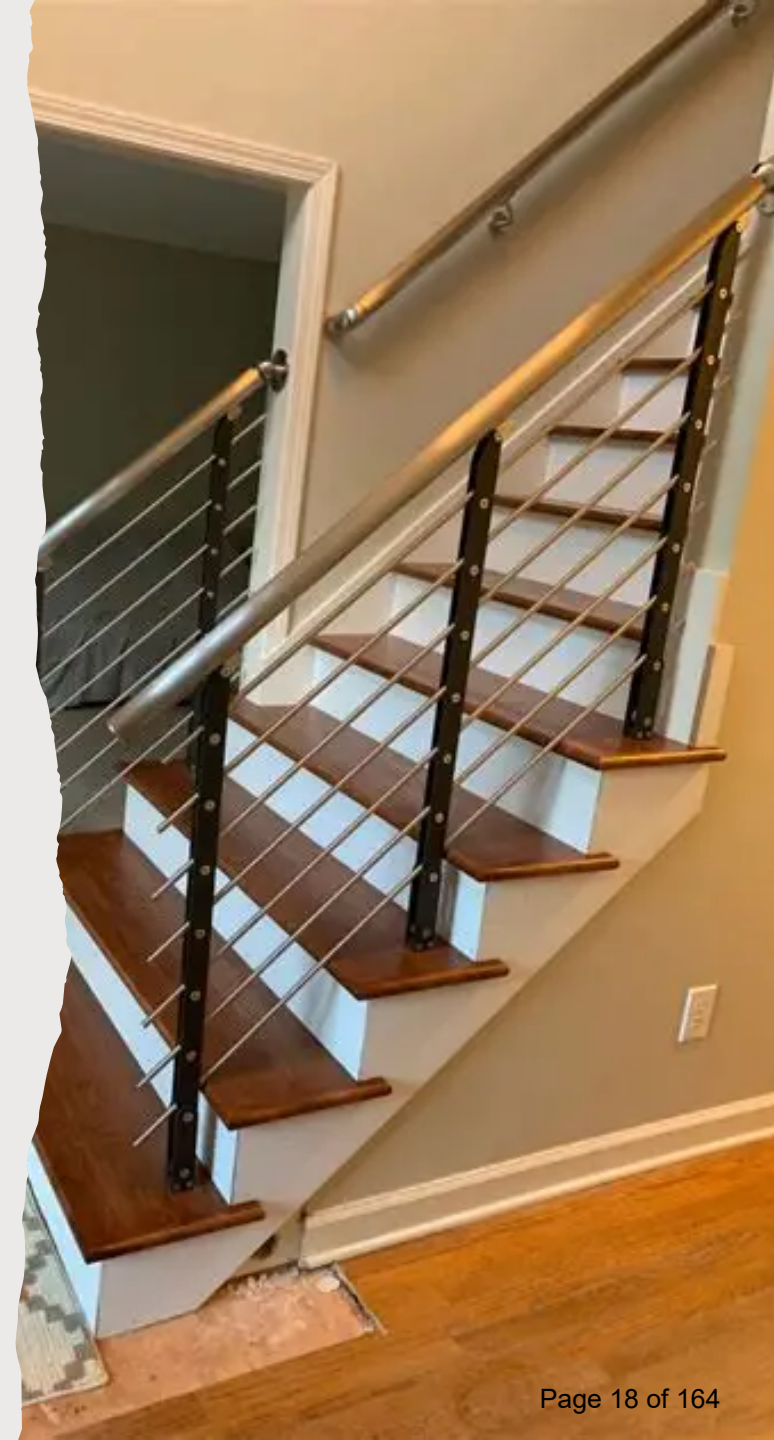
Two-Family Dwelling Fire Construction

- R302.3 has more clear requirements for fire separation of two-family dwellings
- R302.3.5 Stacked dwellings without a sprinkler system in both units shall have the following.
 - Assemblies separating the units (including egress stairways) shall be constructed in a manner that limits the transfer of smoke
 - A notification appliance must be connected to the smoke alarms of the other unit.



New Chapter 3 Sections

- Section R315 was added to address Sleeping Lofts. This is a new section that wasn't specifically covered in previous editions
- Section R320 was added to separate Handrails. This section has some wording adjusted to clear up height and continuity



R315

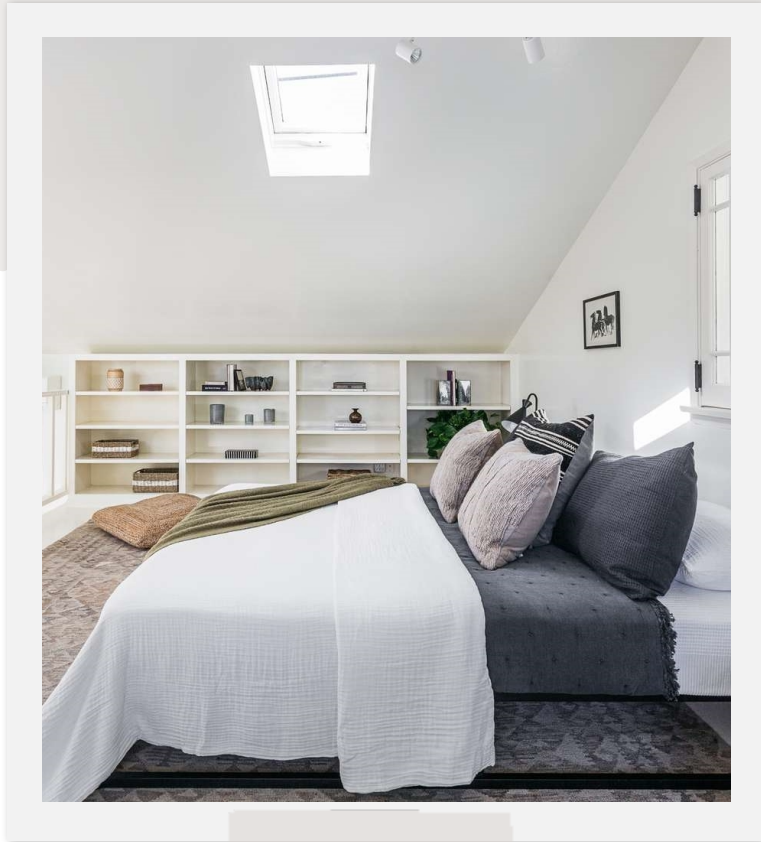
Sleep Lofts

New to the IRC

- ☐ Ceiling height not less than 7 feet for 50% of the space
- ☐ Permanent egress required (ladder/stairs)
- ☐ Ladders shall be inclined from 70-80 degrees from horizontal



Sleeping Lofts

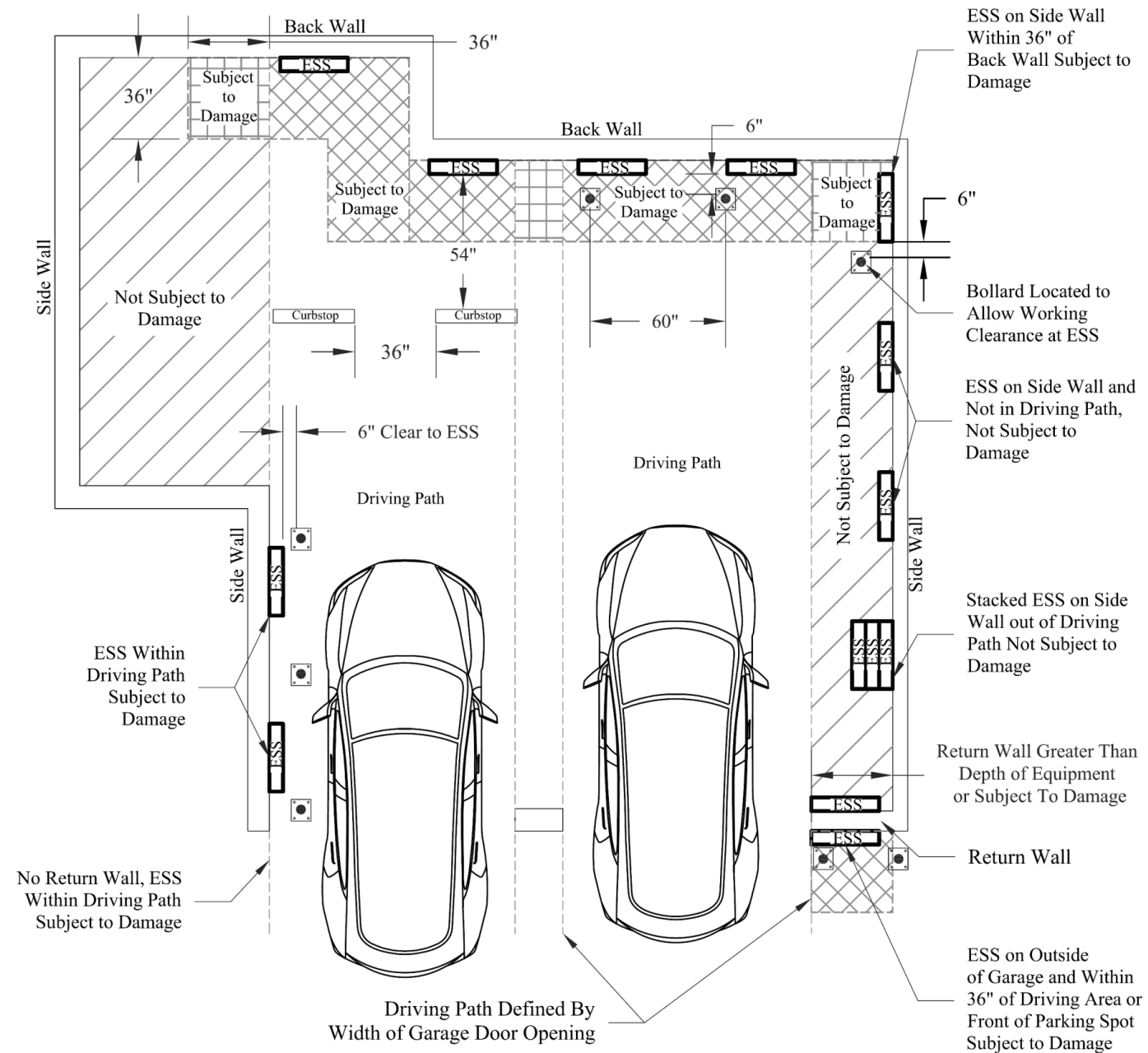


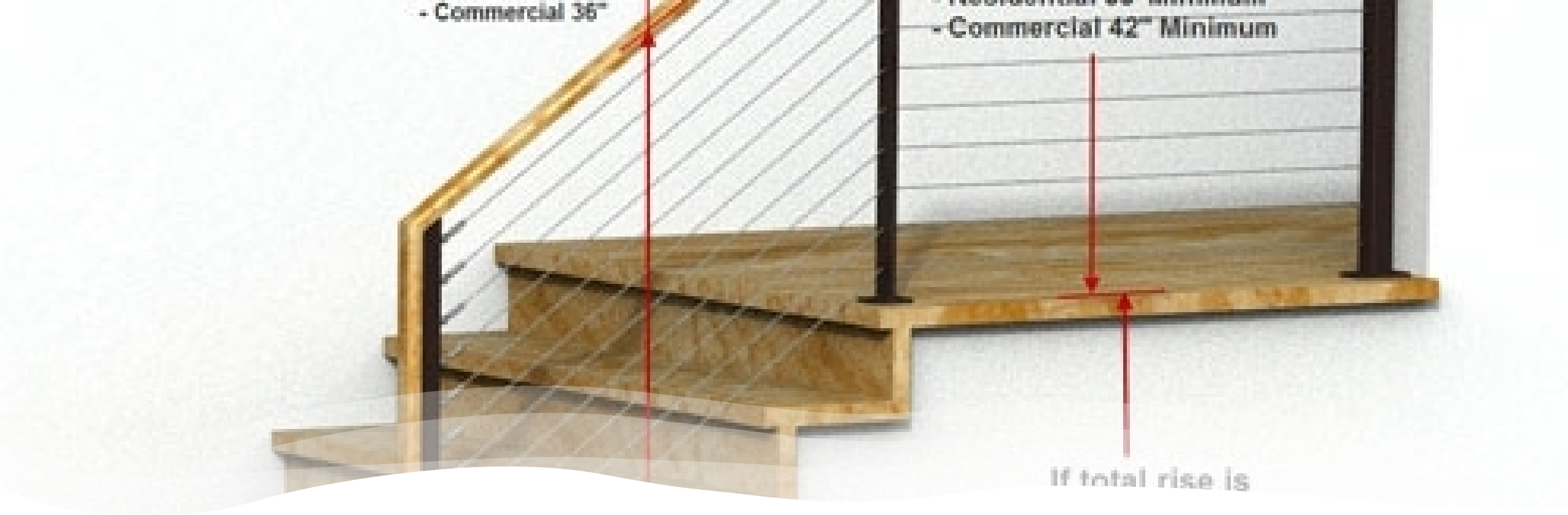
- R315.1 Lofts will be considered a portion of the story below and does not contribute to the number of stories
 - If the loft is less than 3' OR less than 35 sq ft OR not provided with permanent egress, it does not need to comply with R315
- R315.2 It is not considered a loft if the area is more than 70 sq ft OR the ceiling height is more than 7 feet for more than half the floor area
- R315.5 Lofts shall have a permanent means of egress such as ladder or stairs. They have their own requirements for size, landings, etc



Energy Storage & Vehicle Protection

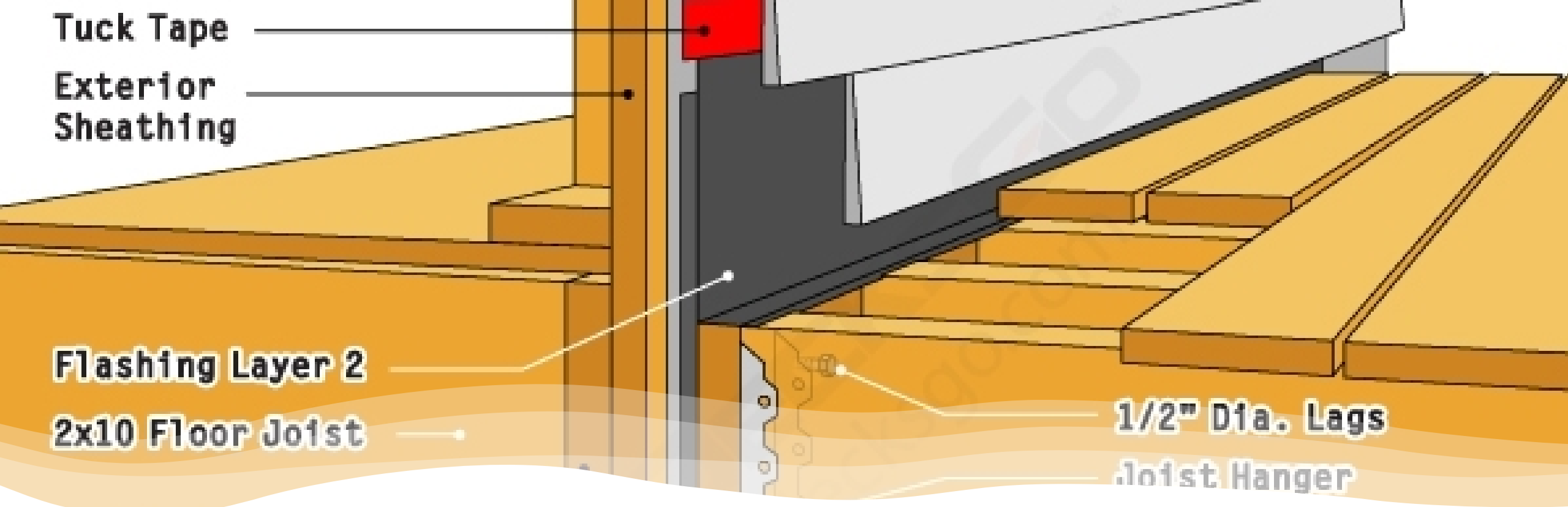
- R330.4 added 20-minute self-latching self-closing doors to any room containing energy storage
- R330.8 has been expanded for vehicle impact protection. There is a helpful figure in this section
- R330.8.3 impact protection can be bollards, wheel barriers, or approved means that resist can an impact of 2000 PSF 24 inches above grade





Floors Supporting Guardrails

- Section R502.11 adds details covering extra supports for guards. It was found that the guards could support the 200lbs requirements but the floor it was attached to could not.
- Bracing shall be added when attaching a guard, such as blocking in the joists.



Water Resistive Barrier

- R703.2 has added the words “Behind deck ledgers” to reiterate the fact that the barrier shall be continuous behind the ledger

ENERGY!

- The compliance paths in Chapter 11 have been redesigned a bit with various changes throughout
 - Prescriptive - N1101-N1104 and N1108
 - Simulated Performance - N1105
 - ERI - N1106
 - Tropical Region - N1107 (Not used in USA)



- ❑ Based on the current cost comparison from the National HBA committee



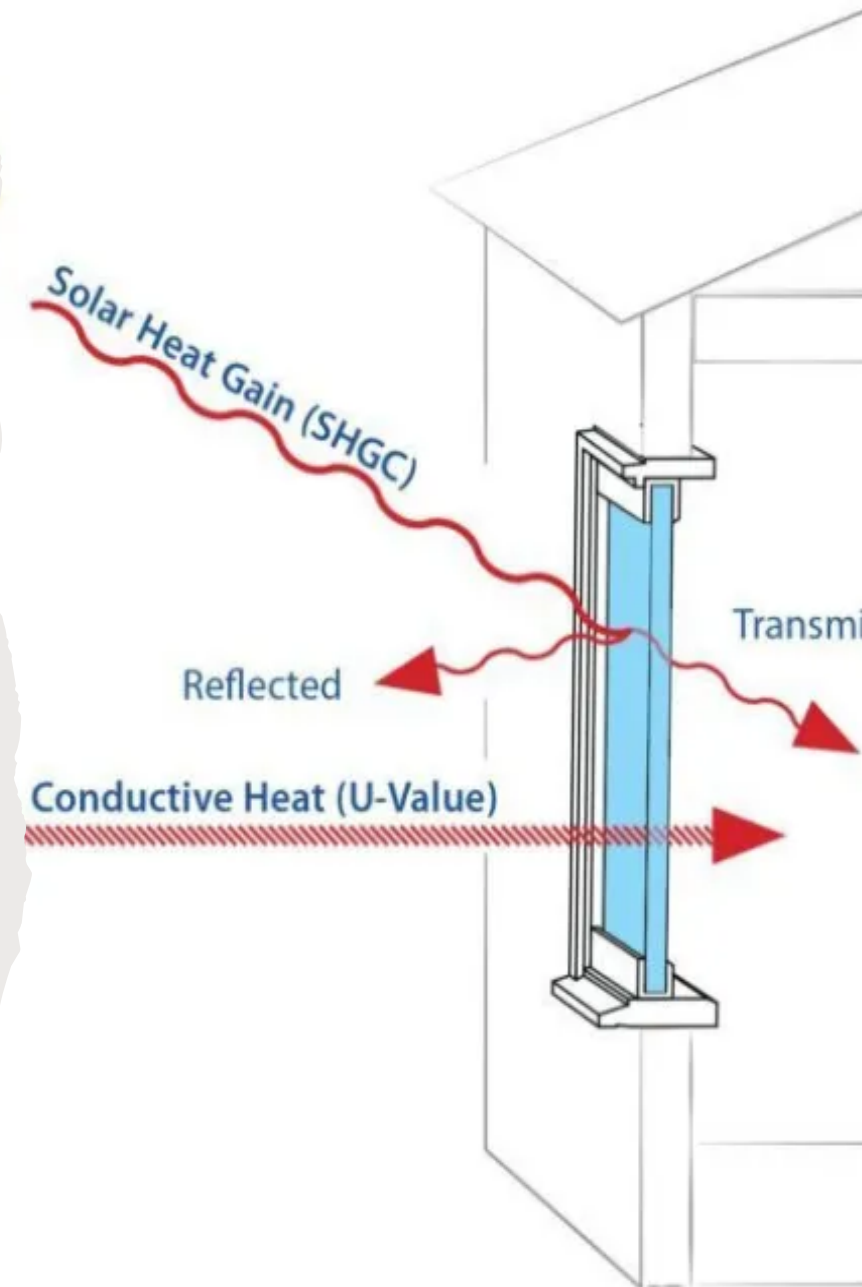
2018 IECC to the 2021 IECC the cost increase went up \$3500

2021 IECC to the 2024 IECC the cost decreased \$3600

Based on these numbers the cost had no increase however the EV ready and solar ready codes mandated by the state will cause an increase

U-Factors and Fenestration

- Table N1102.1.2 and N1102.1.2 have been redesigned with the climate zones in the top row and the component in the first column
- Most of the required R-value and U-factors have changed so review this table carefully
 - Ex. Zone 5B ceiling minimum is R-49 but wood walls and basement have not changed



Description	2018 IECC (Climate Zone 5)	2024 IECC (Climate Zone 5)
Fenestration U-Factor	.30	.30
Skylight U-Factor	.55	.50
Glazed Fenestration SHGC	NR	NR
Ceiling R-Value	49	49
Wood Framed Wall R-Value*	20 or 13+5	30 or 20+5ci or 13+10ci
Mass Wall R-Value**	13/17	13/17
Floor R-Value***	30	30 or 19+7.5ci or 20ci
Basement Wall R-Value****	15/19	15ci or 19 or 13+5ci
Slab R-Value and Depth*****	10, 2 feet	10ci, 3 feet
Crawl Space R-Value****	15/19	15ci or 19 or 13+5ci

**The second R-value applies where more than half of the insulation is on the interior of the mass wall.

*** Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.

**** 13+10ci means R-13 cavity insulation on the interior and 10 continuous exterior of the home.



Duct System Leakage

- Table N1103.3.8 has been added for maximum total duct system leakage
- The total measured duct system leakage shall not be greater than the values in the table based on conditioned floor area, number of ducts, and the location of the ducts

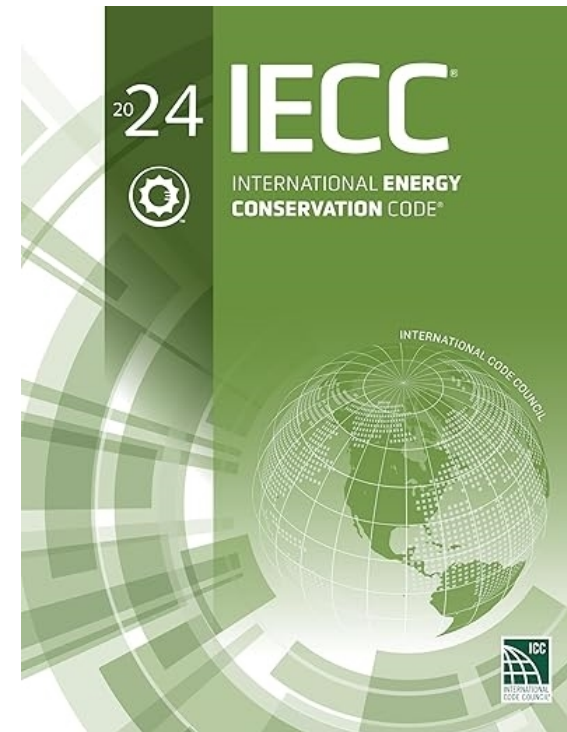
R403.6.4 Unit sampling.

For buildings with eight or more dwelling units or sleeping units, the mechanical ventilation systems in the greater of seven units or 20 percent of the total units shall be tested. Tested systems shall include systems in a top floor unit, systems in a ground floor unit, systems in a middle floor unit, and the systems in the dwelling unit or sleeping unit with the largest conditioned floor area. Where buildings have fewer than eight dwelling units or sleeping units, the mechanical ventilation systems in each unit shall be tested.



Important Changes Residential

- The location and dimensions of a *solar-ready zone* where one is provided.
- Where Section R402.1.3 requires R-49 insulation in the ceiling or attic, installing R-38 over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves.





Energy Heel Truss

Bathroom Exhaust Controls



- N1103.6.4 requires intermittent exhaust controls for bathrooms and/or toilet rooms
- The options are Timer, Occupancy, Humidity, or Contaminant controls
- Continuous exhaust fans are still allowed and do not require controls



Lighting and Controls

- N1104 has been expanded to cover specific efficacy requirements, lighting power allowances, and interior lighting
- Each exterior area has a power allowance found in Table N1104.1
- Habitable spaces shall have a manual dimmer or automatic shutoff
- Non-habitable spaces shall be controlled by an automatic shutoff
- Exterior controls only apply if the total power is greater than 30 watts

BASE SITE ALLOWANCE		280 WATTS
Uncovered parking areas and drives		0.026 W/ft ²
Building grounds		
Walkways and ramps		0.50 W/linear foot
Plaza areas		0.049 W/ft ²
Dining areas		0.273 W/ft ²
Stairways		Exempt
Pedestrian tunnels		0.110 W/ft ²
Landscaping		0.025 W/ft ²
Building entrances and exits		
Pedestrian and vehicular entrances and exits		9.8 W/linear foot of opening
Entry canopies		0.126 W/ft ²

Small Changes to the 2024 IRC

- Quite a few terms defined in Chapter 11 or 24 have been added to the Chapter 2 Definitions section.
- Small changes are found all throughout Chapter 3 such as updating numbers in tables
- Roof underlayment requirements have been updated in Table R905.1.1
- R905.2.1 asphalt shingles shall be fasted to wood structural panels or solid lumber sheathing. This means 1 by lumber is acceptable if the manufacturers approve the spacing



Spaced Sheathing

Not allowed for asphalt shingles anywhere or concrete/clay tiles in Seismic D



Lumber Sheathing

Allowed for asphalt shingles*



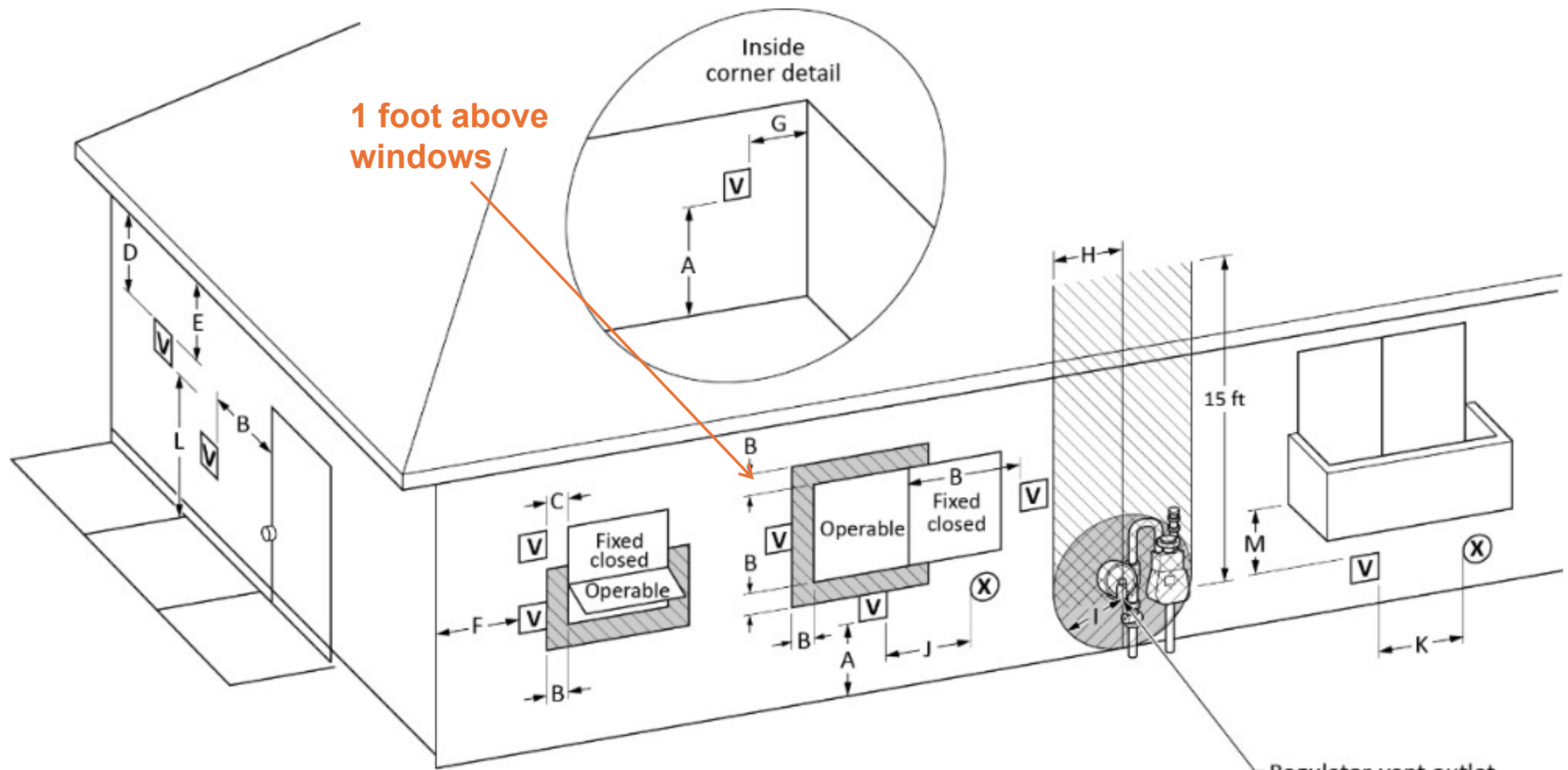
*See manufacturer's instructions for min/max gap



Small Mechanical Changes

- M1502.6.1 Clothes dryers installed in closets shall have makeup air opening of 100 square inches after the register is installed, no matter if it is gas or electric
- Exhaust openings can terminate 1 foot above windows, doors, etc.
- M2002.4.1 has condensed requirements for T&P valve discharge
- Refrigeration systems using Group A2L (non-toxic, flammable, low burning velocity) refrigerants have a new section M1411.2 through 1411.7





Legend:

V = Vent terminal

X = Air supply inlet

= Area where terminal is not permitted

WHAT IS A2L REFRIGERANT?



A = Non-Toxic

2 = Flammable

L = Low Burning Velocity

	Low Toxicity	High Toxicity
Higher Flammability	A3	B3
Flammable	A2	B2
Lower Flammability	A2L	B2L
No Flame Propagation	A1	B1

A2L Refrigerant Requirements

- Systems shall be listed
- They shall be installed per installation instructions and those shall be provided to the homeowner
- Accessories installed in the ductwork shall not contain electric elements, open flames, or greater than 2.5kVA
- Each system shall be labeled with the installation contractor, the charge and the refrigerant type

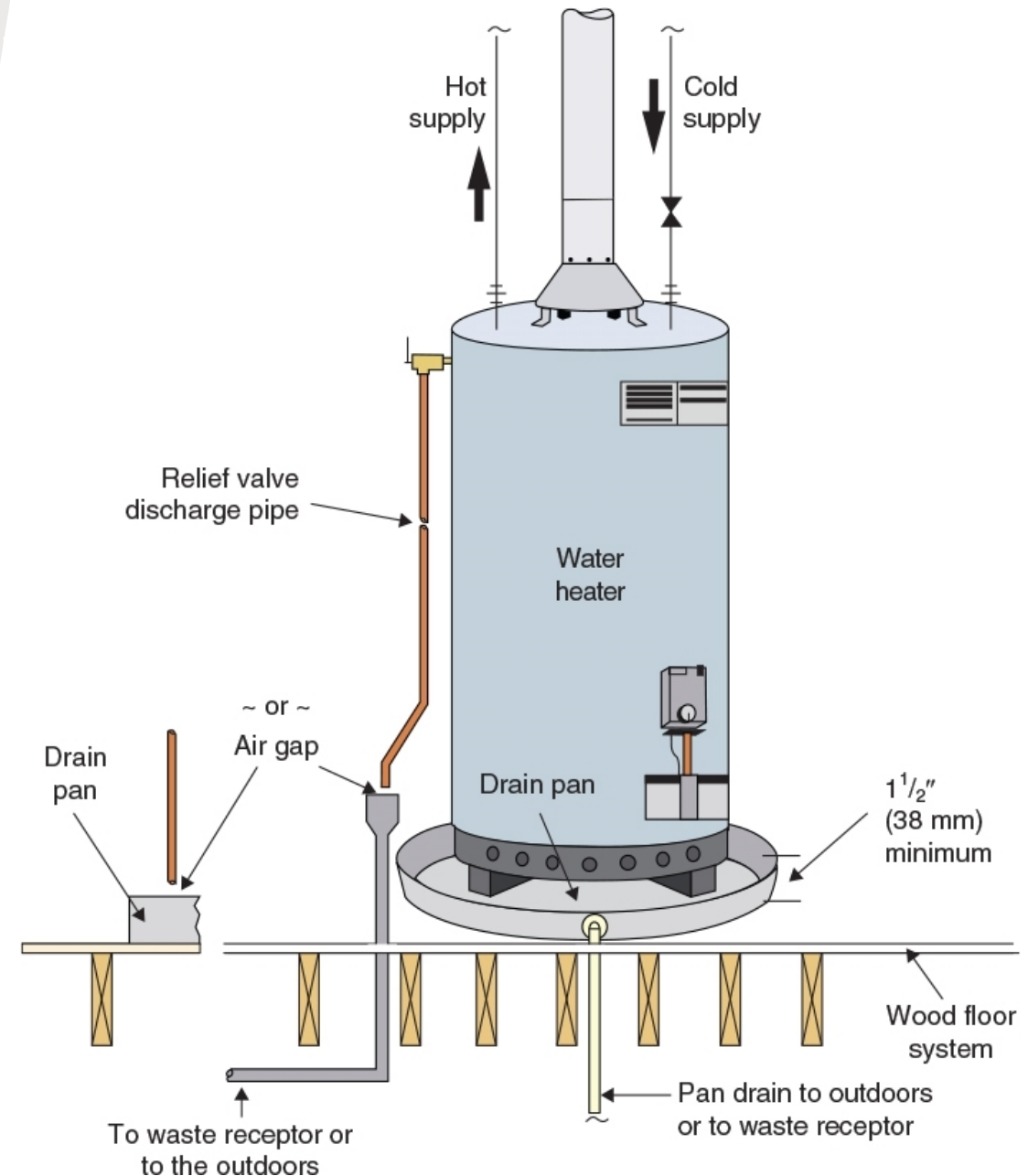
Small Fuel Gas Changes

- G2407.1 Combustion air can not be taken from areas indoor or outdoor where corrosive or flammable products are used
- Gas pipe, tubing and fittings shall be clear from defects. If visible defects are found it shall be replaced not repaired
- Abandoned fuel gas piping shall be purged per G2417.7



Small Plumbing Changes

- Smoke and peppermint tests have been removed from DWV final testing
- Air test replaced by vacuum test
- P2801.5.3 Where appliances, equipment, or insulation are subject to water damage with auxiliary drain pans fill, such portions of the appliance shall be installed above the flood level rim of the pan
- Water heaters shall have a weighted average lead content of 0.25% or less
- Metallic water service piping cannot be replaced with nonmetallic until electric grounding means are provided



Appendices Reorganized

- Admin Appendices are AA, AB
- Building Appendices are BA-BO
- Plumbing/Mechanical are CA-CH
- Energy Appendices are NA-NE
- New chapters include BL (Hempcrete – concrete blocks made with hemp), BN (Extended Plate Wall Construction – wood frame with foam plastic layer), CG (Nonsewered Sanitation Systems – sanitation without sewer hookup)
- Refer to your local jurisdiction for applicable appendices



Colorado Model Electric and Solar Ready Code

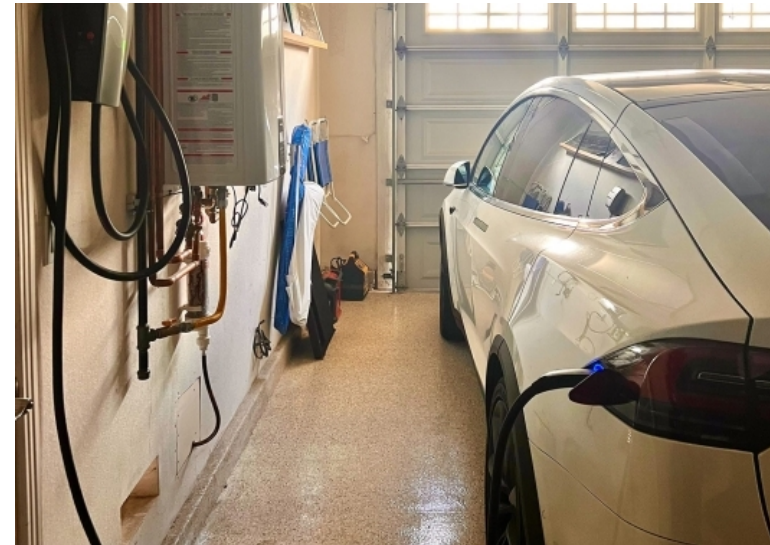
- The Colorado MESRC covers all buildings, commercial to residential
- Introduced in July 2023, This code has become a requirement to adopt along with adoption of I-codes in the state of Colorado
- Your local jurisdiction should have this listed along with other adopted codes
- This code is intended to set up a home or business for future electric and renewable energy

Three main requirements:

1: All new buildings must have provisions all-electric operation including heating, hot water, cooking, and clothes drying.

2: All new buildings must have provisions for the installation of Solar panels.

3: All new buildings must have provisions for the installation of Electric vehicle chargers or Electric Vehicle charging equipment.





Construction Documents

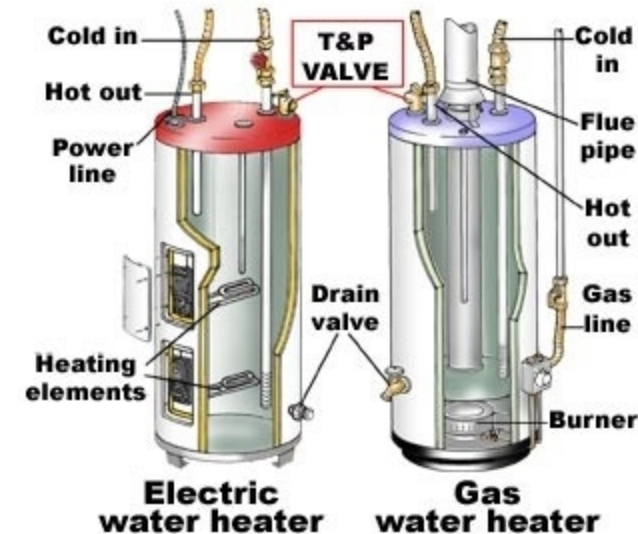
- Construction documents must include how the project is meeting this code such as
 - Location and size of Solar Ready Zone
 - Structural design loads for roof
 - Pathways for routing conduit from panel to solar ready zone
 - Number and location of EV spaces
 - Location for condensate drainage of combustion appliances
- This document must be posted near the electrical panel, water heater, or other conspicuous location

All New Buildings must have provisions to switch any non-electric system to an electrical system that is able to provide the same performance as the non-electric system.

These requirements are largely the same between residential and commercial.

Example: A natural gas water heater needs a pre-wire for electric water heater that can provide equal performance.

The electrical panel needs to be oversized to have the room to install additional circuit breakers.





Electric Ready

- Combustion equipment shall have a dedicated circuit sized to accommodate a change from gas to electric appliances
- This applies to water heat, furnaces, ranges, close dryers, etc.
- Space heat and water heat needs a 3-foot by 3-foot by 7-foot empty space next to them for future equipment
- Electric panels shall have a 2 spaces reserved for each appliance for a 2-pole breaker

Exceptions

Residential:

- Fireplaces not used as the main means of heating.
- Exterior fireplaces and fire pits.

Commercial:

- Same as residential
- Additions that don't have any new systems.



All new buildings shall have provisions for the future install of solar.

Solar Ready Zone:

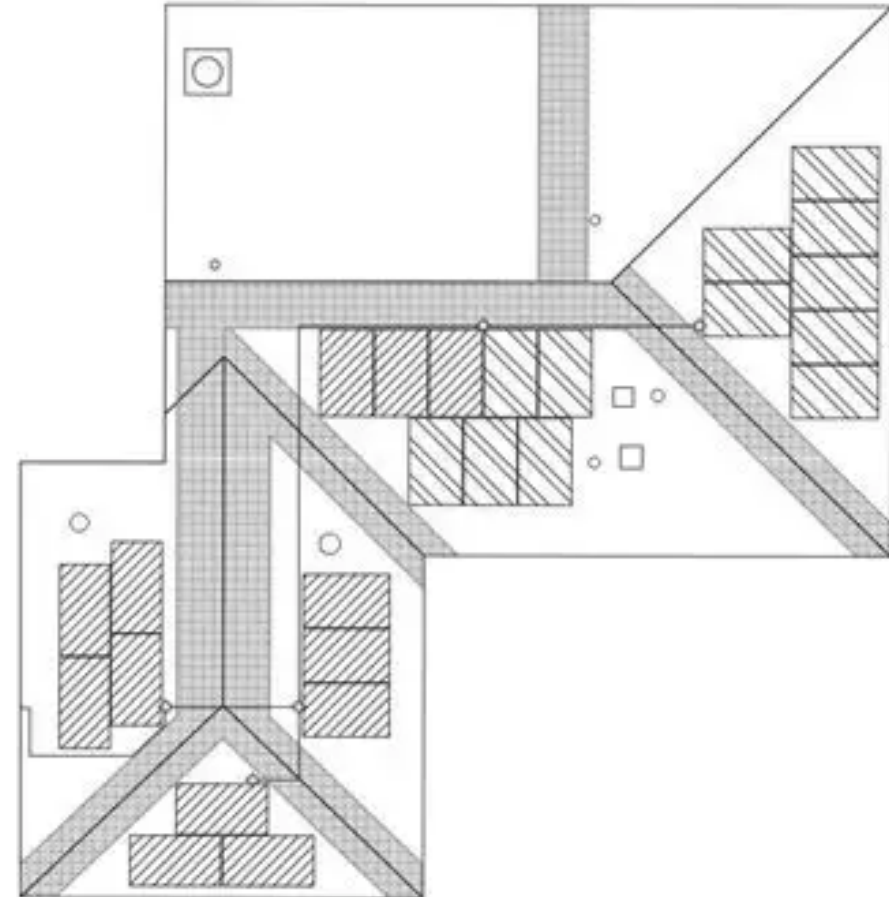
- An area on a roof that is devoid of roof penetrations.
- The zone shall be set back from any obstruction by at least 2 times the obstructions height.
- Residential:
- 300 square foot “Solar Ready” area on roofs oriented between 110 and 270 degrees of true north, or low slope roofs
- Exclusive of required set back for fire department access.
- No section shall be smaller than 80 square feet.
- Must have space in the panel that is reserved for a solar breaker, must be labeled.

Exception:

- Townhomes less than 3-stories and less than 2000 square feet need only 150 square feet of space for a solar ready zone.
- Dwellings with a permanently installed on-site renewable energy system

Solar Ready

- New residential building with 600 square feet of roof OR low slope roofs are required to be Solar Ready
- A Solar Ready Zone must be provided with 300 square feet of area and a pathway for or a raceway installed to the service equipment
- Townhomes less than 2000 square feet only need 150 square feet of roof
- The roof area can be split into subsections
- The service panel shall have a 2-pole space reserved for future solar



Commercial: New buildings and major additions and renovations.

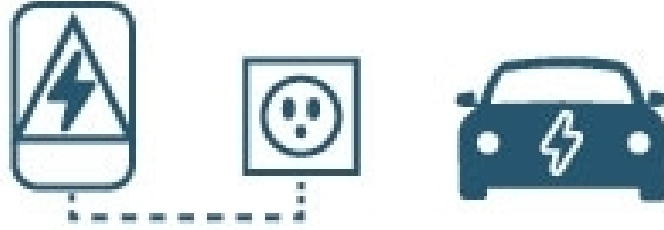
- Any roof that is oriented between 110 and 270 degrees of true north, or low slope roofs.
- Not less than 40% of the roof area.
- On the building or another structure within 250 feet of the building.
- Service panel bus bar rated at least 200amps.

Exception: Dwellings and commercial buildings with a permanently installed on-site renewable energy system.

EVSE BUILDING CODES



EV CAPABLE



EV READY



EV INSTALLED

EV Ready

- Each garage bay or parking space shall be provided with one EV Ready Space per dwelling
- EV Ready Space - A designated parking space that has electric capacity, raceway, wiring, receptacle, and breaker installed within 3 feet, and sized for a 40-amp 208/240-volt circuit to support future charging
- One receptacle can serve 2 spaces if within 3 feet of both spaces
- A receptacle is not required in spaces that already have a charger

All new buildings shall have provisions for the charging of Electric vehicles.

Residential: garages and designated parking for a dwelling unit need an EV ready space.

- EV ready space is a location with a receptacle no farther than 3 feet away.
- minimum 40-amp breaker at 208v
- room must be made in the panel for the charger, both physical and calculated.

Commercial: All new commercial buildings and where new parking is provided for commercial buildings, EV charging spaces shall be provided.

- Same general provisions as residential.

Example: Other than R-2 buildings that have 10 spaces or less need 2 of those spaces to be EV ready.

Inspecting Under the CMESRC



- This code gives a specific list of things to verify upon inspection such as:
 - Construction document information and placement
 - Location and size of Solar Ready Zone
 - EV power infrastructure
 - Electrical capacity and space for EV circuits
 - Branch circuits for future equipment
 - Physical space for future equipment
 - Electrical capacity and space in panels
 - Verify installation and proper labeling of circuits and spaces

New State Code

Colorado Wildlife Resiliency Code

This will be a stand-alone code municipalities must adopt by April 1, 2026
Driven by the Superior “Marshal Fire”

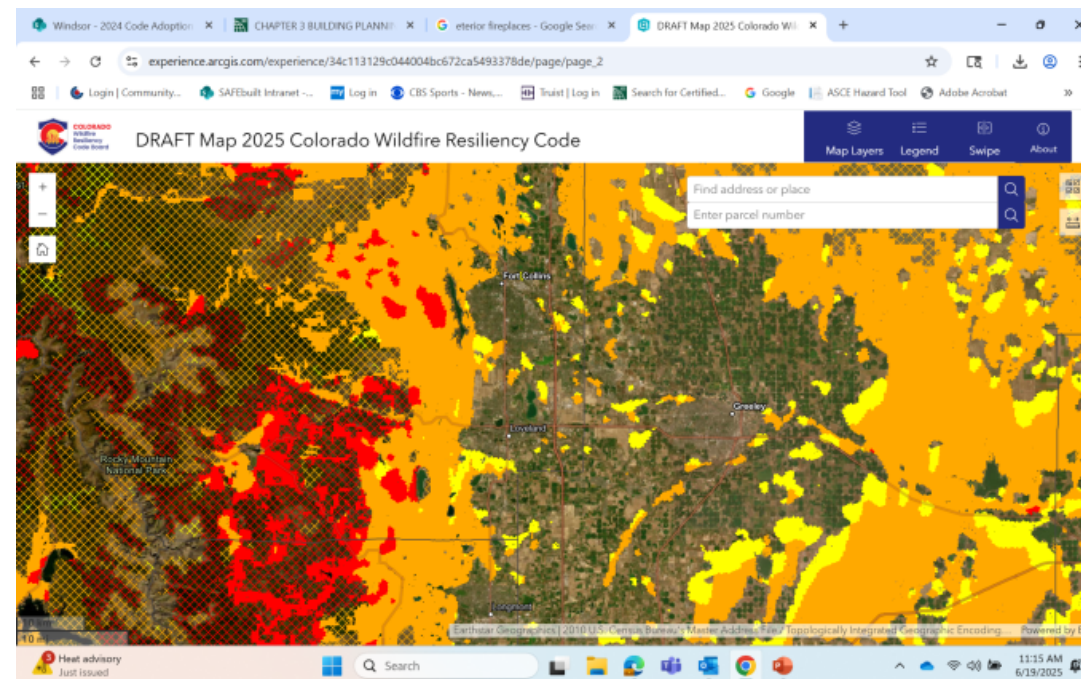


COLORADO
Wildfire
Resiliency
Code Board

New State Code

Colorado Wildlife Resiliency
Code

<https://dfpc.colorado.gov/WRCB>



R104.2.2.6.1 Evaluation Reports

Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the Building Official for the installation.

ICC EVALUATION SERVICE ICC-ES Evaluation Report		ESR-4802 Revised March 1, 2012 This report is subject to renewal February 1, 2014.
www.icc-es.org (800) 423-6587 (562) 699-0543		A Subsidiary of the International Code Council®
1	DIVISION 07 00 00—THERMAL AND MOISTURE PROTECTION Section 07 00 00—Roofing Felt and Underlayment	
2	REPORT HOLDER: ACME UNDERLAYMENTS UNLIMITED 12300 FLOWER STREET CAROL MOUNTAIN, ARIZONA (508) 664-1512 www.acmeunderlayments.com	
3	EVALUATION SUBJECT: U1 100 UNDERLAYMENT FOR ASPHALT SHINGLE ROOF COVERINGS IN SEVERE CLIMATE AREAS	
4	1.0 EVALUATION SCOPE: Compliance with the following codes: • 2012 and 2009 International Building Code® (IBC) • 2012 and 2009 International Residential Code® (IRC) Properties evaluated: Ice barrier	
5	2.0 USES: U1 100 is a self-adhering, reinforced asphalt membrane complying with ASTM D1775. It is used also plywood substrates as ice barriers as specified in Chapter 15 of the IRC and Chapter 9 of the IBC.	
6	3.0 DESCRIPTION: The U1 100 has a granule surface. The membrane has a stone-treated release paper on the back that is removed prior to attachment to plywood sheathing. The membrane is a minimum of 5'0" (1524 mm) wide and is supplied in rolls 36 inches (914 mm) wide and 66.7 feet (20.3 m) long.	
7	4.0 INSTALLATION: Installation of the U1 100 membrane must comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions and this report must be available at the jobsite at all times during the installation. Prior to application of the membrane, the deck surface must be free of frost, dust and dirt, loose nails and other protrusions. Damaged sheathing must be replaced. Installation is limited to plywood substrates. The membrane is designed for applications when the ambient air temperature is above 40°F (4.4°C).	
8	5.0 CONDITIONS OF USE: The U1 100 membrane described in this report complies with the substrate alternatives to what is specified in those codes listed in Section 1.0 of this report, subject to the following conditions: 5.1 Installation must comply with this report and the manufacturer's published installation instructions. In the event of a conflict between the manufacturer's published installation instructions and this report, this report governs. 5.2 Installation is limited to use on plywood substrates on structures located in areas where nonclassified roof coverings are permitted. 5.3 Installation is limited to use with roof coverings that are mechanically fastened through the underlayment to the sheathing or rafters. 5.4 Installation is limited to roofs with ventilated attic spaces, in accordance with the requirements of the applicable code.	9
9	6.0 EVIDENCE SUBMITTED: 6.1 Data is in accordance with the ICC-ES Acceptance Criteria for Self-Adhered Roof Underlayment for Use as an Ice Barrier in Severe Climate Areas (AC408), dated February 2012. 6.2 Reports of testing in accordance with ASTM D1970.	10
10	7.0 IDENTIFICATION: The membrane is identified by labels on the rolls or packaging, displaying the Acme Underlayments Unlimited name and address, the product name, the evaluation report number ESR-4802.	11

ICC-ES Evaluation Reports are not to be considered as engineering evaluations or any other attribute not specifically addressed; nor are they to be considered as an indication of the value of the report or a recommendation for or against. Plans are to comply with ICC-ES Acceptance Criteria (AC) reports or project or company policies or other codes in this report or any other policies issued by the report.

Copyright © 2012 Page 1 of 1

R104.7.3

Material, design and methods of construction and equipment in accordance with this code. An alternate means and material may be requested and approved by the Building Official when meeting the intend of this code. New products not specified in the IRC may be approved.



**ALTERNATE FOR MATERIALS, DESIGN, TESTS, AND METHODS OF
CONSTRUCTION REQUEST FORM**

Permit Number: _____

Date Received: _____

Under authority of Section 104.11 of the 2018 International Building Code, the undersigned requests approval of alternate materials, design, and methods of construction and equipment for:

Project Name: _____

Project Address: _____

Subject of alternative (*separate forms must be completed for each different item*):

Code requirement (*specify code edition and section*):

Alternate proposed:

Justification (*attach copies of reference, test reports, expert opinions, etc.*):

Affiliation with Project: Architect

Requested by:

Print Name _____

Signature _____

Phone Number _____

STAFF USE ONLY

Approval Recommended

Not Recommended ☐

Building Official: _____

SAFEbuilt® Colorado

Table R301.2 Climatic and Geographic Design Criteria

Jurisdictions will now include variables for Manual J assessments with other climatic and geographic design criteria available in the building departments Table R301.2 Design Criteria.

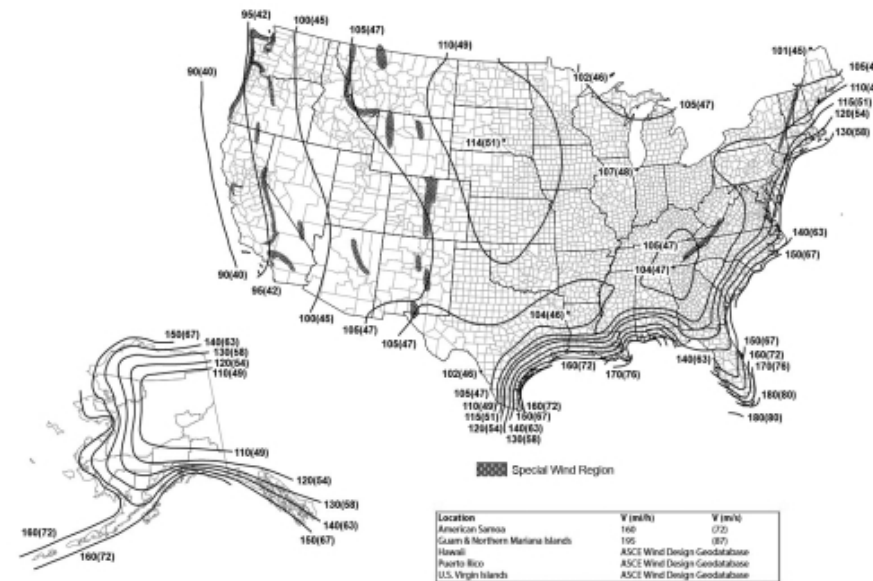
TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^d	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^e	FLOOD HAZARDS ^f	AIR FREEZING INDEX ^g	MEAN ANNUAL TEMP ^h
	Speed ^d (mph)	Topographic effects ^b	Special wind region ^c	Windborne debris zone ^b		Weathering ^a	Frost line depth ^a	Termite ^a				
---	---	---	---	---	---	---	---	---	---	---	---	---
MANUAL J DESIGN CRITERIA ^a												
Elevation			Altitude correction factor ^a	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature		Outdoor winter design dry-bulb temperature		Heating temperature difference		
---			---	---	---	---		---		---		
Latitude			Daily range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature		Outdoor summer design dry-bulb temperature		Cooling temperature difference		
---			---	---	---	---		---		---		

Table R301.2.1.3

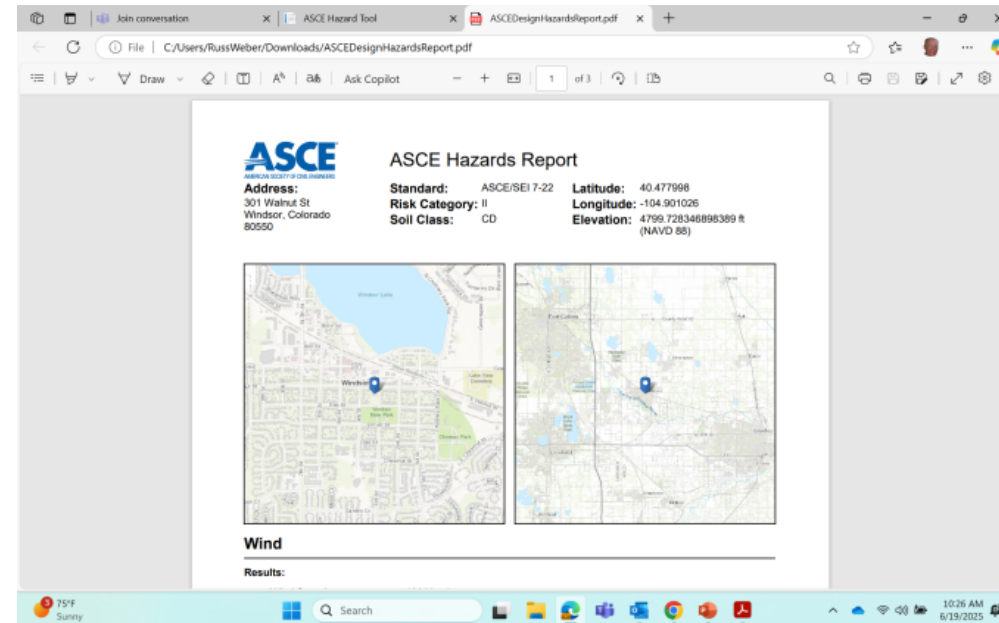
Wind Speed Conversion

Northern Colorado is located in what is called a “Special Wind Region”. The wind speed is based on the most current wind speed study from CSU and SEAC using ASCE7 criteria



R301.2.1.4 Exposure Category

The wind speed and snow loads are categorized by exposure category that adequately reflects the characteristics of the ground surface irregularities. A new tool is now available by ASCE 7 called “asce7hazardtool” a free online tool. But shall not be less than 115 mph basic wind speed.



R302.3.5

Vertically Stacked dwelling units

The IRC now details the separation requirements for stacked duplexes.

A fire resistant rating of 1-Hour between units

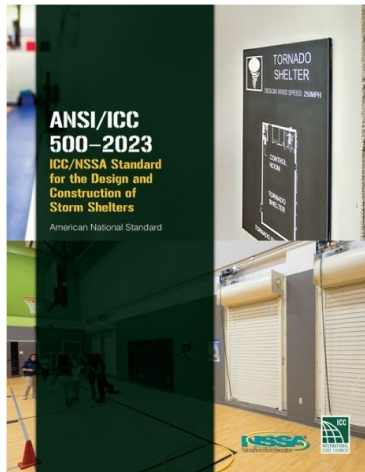
Shall have a notification appliance connected to smoke alarms in both units.



R307

Storm Shelters

Shall be constructed in accordance with this code and ICC 500



R329

Solar Energy Systems

Elevated PV support structures shall be considered a roof for the purpose of establishing the number of stories and fire separation distances



P2906.2.1

Lead Content of Drinking Water Pipe and Fittings

The code has a more stringent limitation for lead content in pipe, pipe fittings, joints, valves, faucets, and fixture fittings that convey water used for drinking and cooking.



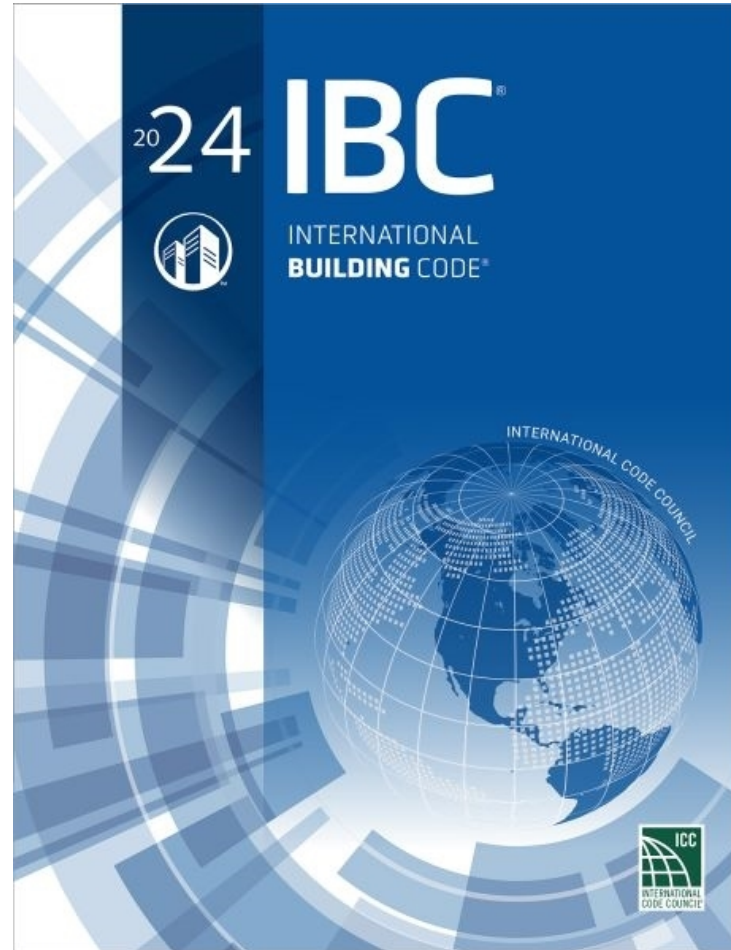
Pipe fittings used to supply water for drinking or cooking purposes must comply with NSF 372 and have not greater than 0.25 percent lead content.



LOW LEAD

© International Code Council

Low lead third-party certification



105.2

Work Exempt from permit

Fences used as a pool barrier are NOT exempt from requiring a permit



311.2

Group S Occupancy Classification

Group S-1 Classification for storage of lithium-ion and lithium metal batteries consistent with Group F-1 manufacturing classification for similar materials and activities



Where sprinkler protection is required for areas containing lithium-ion batteries or lithium metal batteries, the design of the system to be based on series of fire tests involving scenarios that address range of variables associated with the arrangement.



The allowance for a single exit from an occupiable roof is permitted for Group R-2 and R3 occupancies when the roof access is through and serving an individual dwelling unit



1010.2.7 Locking Arrangements in Educational Occupancies

Guidance has been provided to allow for enhanced security measures on educational classroom egress doors and yet still continue to comply with applicable means of egress requirements.



Power-operated door requirements have been clarified for public entrances with multiple doors, tenant entrances and mixed occupancy buildings

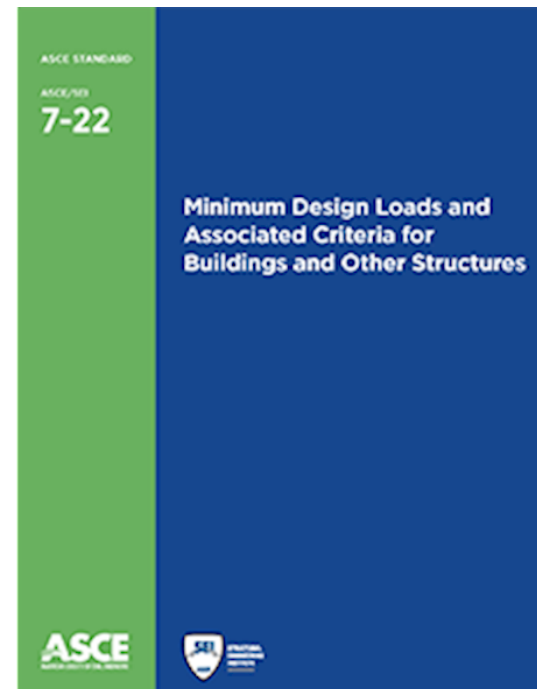


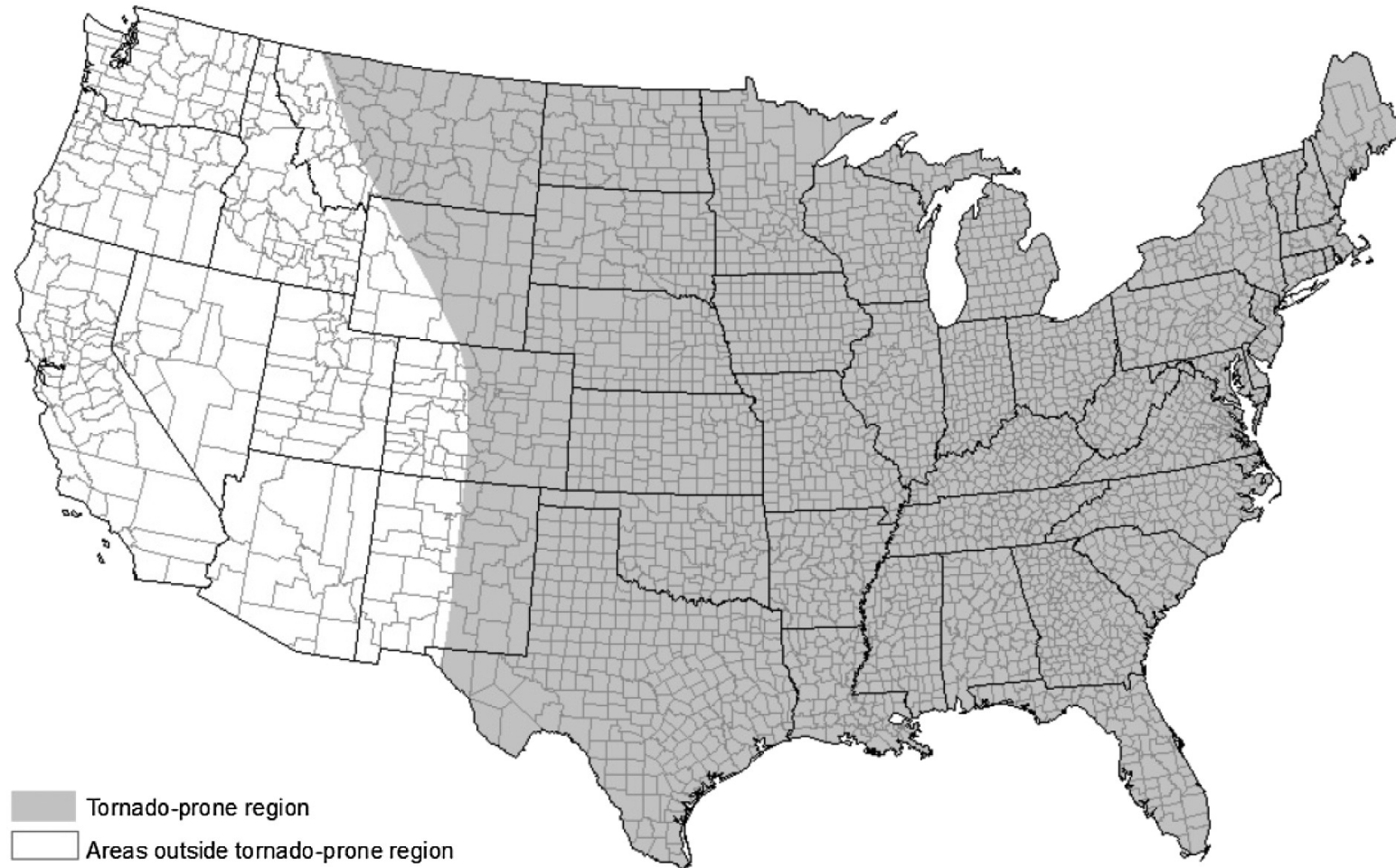
Updated environmental loads –
all now based on building risk
category

- Snow
- Wind
- Rain
- Seismic

Tornado loads NEW

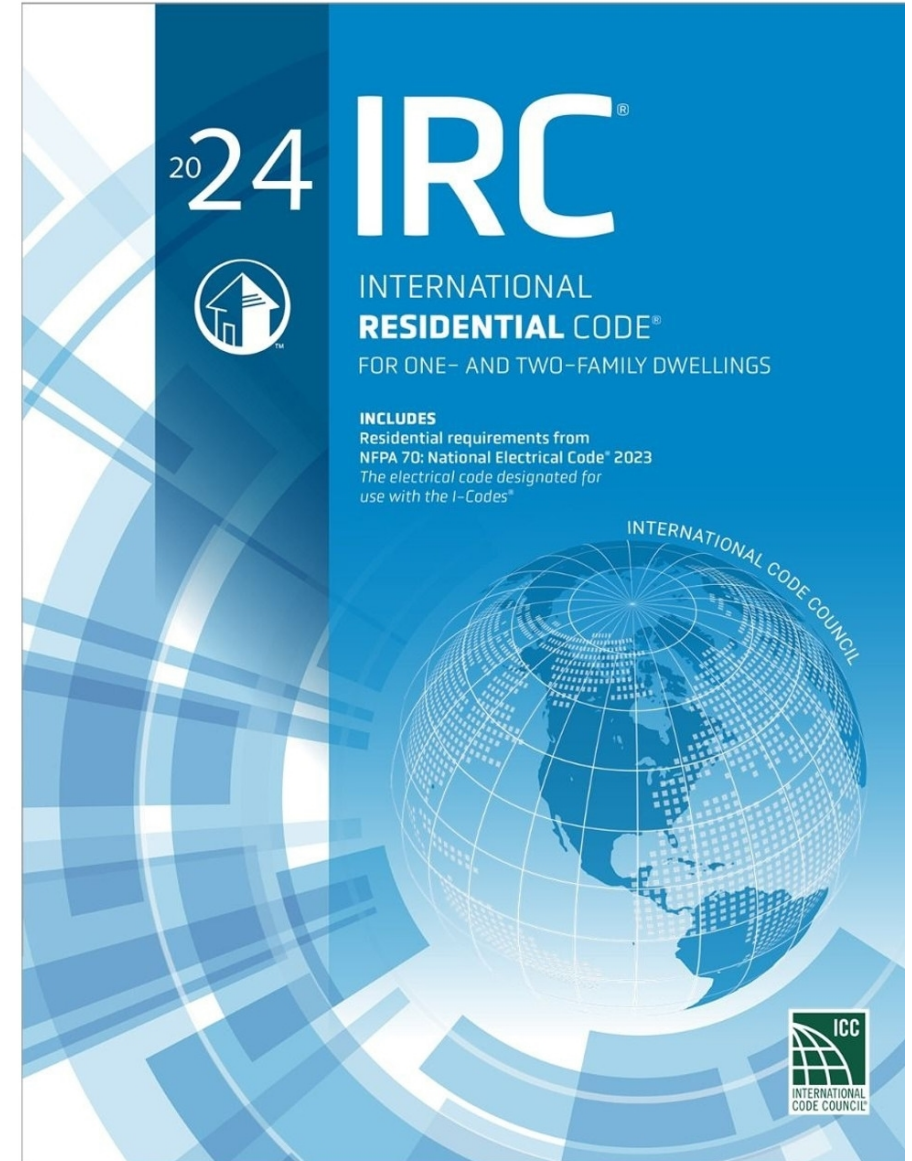
- RC III & IV





2024 Changes to the International Residential Code

An overview of (almost) all changes from the 2021 to the 2024 IRC





Board of Trustees Meeting

441 3rd Street, Mead

September 29, 2025

Minutes

5:15 p.m.

Mead Urban Renewal Authority Special Meeting

5:15 p.m.

Mead Elevation 25 General Improvement District Special Meeting

5:15 p.m.

Mead Highway 66 and I-25 General Improvement District Special Meeting

6:00 p.m. to 10:00 p.m.

Regular Meeting

1. Call to Order – Roll Call

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted on March 13, 2023 by Resolution No. 21-R-2023, remote participation was enabled for the meeting.

A regular meeting of the Board of Trustees of the Town of Mead, CO was called to order at 06:00 p.m., there being present the following members to wit:

Mayor Colleen Whitlow
Trustee David Adams
Trustee Chris Cartwright
Trustee Jeremiah R Crane
Trustee Brad Hagen
Trustee Herman Schranz

Those absent:
Mayor Pro Tem Trisha Harris

Also present: Town Manager Helen Migchelbrink; Town Attorney Marcus McAskin; Administrative Services Director Mary Strutt; Police Chief Brent Newbanks; Interim Community Development Director Collin Mieras; Communications Director Lorelei Nelson; and Town Engineer / Public Works Director Erika Rasmussen.

Attending via remote access: none.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for victims of house fires and wild fires.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Mayor Whitlow requested the agenda to be amended to remove Item 5.e. Resolution 55-R-2025, which is anticipated to be considered on October 13th.

Trustee Schranz motioned to Approve the Agenda as amended removing Item 5.e. Trustee Adams seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed the 10/1 Coffee with Cops; 10/4 Coffee with the Mayor at Community Center; 10/6 Board Retreat. The Town Hall parking lot is being paved this week.

6. Informational Items

a. Community Engagement Update

Community Engagement Director Lorelei Nelson discussed the Community Center opening, fees, usage and programming.

b. Police Update

Police Chief Brent Newbanks presented facts about the police department, including the number of arrests resulting in transporting suspects to jail, the number of officers on duty, the police facility design project, communications from the police department, traffic on I-25, and the partnership with St Vrain Valley School District for School Resource Officers.

c. 2026 Draft Budget Presentation

Administrative Services Director Mary Strutt and Lorraine Trotter, Professional Business Solutions, presented the 2026 draft budget.

7. Proclamations

a. Community Planning Month October 2025

Trustee Adams motioned to Approve the Proclamation for Community Planning Month October 2025. Trustee Crane seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

b. Fire Prevention Week October 5–11, 2025

Trustee Schranz motioned to Approve the signing of the Proclamation for Fire Prevention Week October 5–11, 2025. Trustee Cartwright seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

8. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

There was no public comment at this time.

9. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

- a. Approval of Minutes - Regular Meeting September 8, 2025
- b. August 2025 Financials
- c. Check Register September 29, 2025
- d. **Resolution No. 54-R-2025** – A Resolution of the Town of Mead, Colorado, Approving that Certain State of Colorado Standard Utility Agreement with the State of Colorado (Acting by and through the Colorado Department of Transportation) for the I-25 Sanitary Sewer Relocation Project (Project #NHPP 0253-285)
- e. **Resolution No. 56-R-2025** – A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Phase 2 Public Improvements (St. Acacius Subdivision – Replat No. 1)
- f. **Resolution No. 57-R-2025** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Phases 2A, 2B and 2C Landscape Improvements (Highlands Filing No. 2 Final Plat).
- g. The Planning Commission Public Hearing on Highland Lake Subdivision Comprehensive Plan Amendment was continued to December 17, 2025. The Board of Trustees will consider this after the PC public hearing.

Trustee Adams motioned to Approve the Consent Agenda as amended. Trustee Cartwright seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

10. Public Hearing

Mayor Whitlow opened the combined public hearing for AMK 2 Annexation and Zoning at 7:14 p.m..

- a. Public Hearing: Combined Public Hearing: AMK Annexation 2 Proposed Annexation, Establishment of Initial Zoning and Approval of Annexation Agreement Continued from May 27, 2025

Interim Community Development Director Collin Mieras presented the staff report for the AMK Annexation 2 and Zoning.

The Applicant had no further comments.

There was no public comment at this time.

The Trustees had no further comment.

Mayor Whitlow closed the public hearing at 7:14 p.m.

- i. **Ordinance No. 1088** — An Ordinance of the Town of Mead, Colorado, Annexing Certain Territory Known as the AMK Annexation 2 to the Town of Mead

Trustee Adams motioned to Approve Ordinance No. 1088 — An Ordinance of the Town of Mead, Colorado, Annexing Certain Territory Known as the AMK Annexation 2 to the Town of Mead. Trustee Crane seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Schranz

Nays: None

Abstaining: Trustee Brad Hagen

Passed

- ii. **Ordinance No. 1089** — An Ordinance of the Town of Mead, Colorado, Approving the Initial Zoning of Property known as the AMK Annexation 2 and Amending the Official Zoning Map of the Town of Mead

Trustee Schranz motioned to Approve Ordinance No. 1089 — An Ordinance of the Town of Mead, Colorado, Approving the Initial Zoning of Property known as the AMK Annexation 2 and Amending the Official Zoning Map of the Town of Mead. Trustee Crane seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Schranz

Nays: None

Abstaining: Trustee Brad Hagen

Passed

- iii. **Ordinance No. 1090** — An Ordinance of the Town of Mead, Colorado, Approving an Annexation Agreement with AMK Properties, LLC for the AMK Annexation 2

Trustee Cartwright motioned to Approve Ordinance No. 1090 — An Ordinance of the Town of Mead, Colorado, Approving an Annexation Agreement with AMK Properties, LLC for the AMK Annexation 2. Trustee Crane seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Schranz

Nays: None

Abstaining: Trustee Brad Hagen

Passed

11. New Business

- a. **Ordinance No. 1091** — An Ordinance of the Town of Mead, Colorado, Approving that Certain First Amendment to Annexation Agreement — AMK Properties, LLC Annexation

Interim Community Development Director Collin Mieras presented the amended annexation agreement. The Board discussed the access points and collector streets.

Trustee Cartwright motioned to Approve Ordinance No. 1091 — An Ordinance of the Town of Mead, Colorado, Approving that Certain First Amendment to Annexation Agreement — AMK Properties, LLC Annexation. Trustee Adams seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Schranz

Nays: None

Abstaining: Trustee Brad Hagen

Passed

12. Public Comment:

3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

Resident Ted Bendelow commented about the Town Manager's salary and the contract with Slate Communications for a Police Education Campaign.

13. Elected Official Reports

a. Town Trustees

The Trustees directed staff to provide information regarding a potential citizens' academy covering all Town departments/services.

b. Mayor Whitlow

Mayor Whitlow informed the Board about DRCOG and High Plains Blvd meetings scheduled for this week along with Coffee with the Cops and Coffee with the Mayor.

14. Adjournment

Trustee Schranz motioned to Adjourn the meeting. Trustee Cartwright seconded the motion.

Ayes: Mayor Whitlow, Trustee Adams, Trustee Cartwright, Trustee Crane, Trustee Hagen, Trustee Schranz

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Board of Trustees was adjourned at 07:38 p.m. on Monday, September 29, 2025.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

Report Criteria:

Aging by Date

Aged using Payment Date

Customer Number	Name	Balance	Future	Current	Over 30	Over 60	Over 90	Over 120	Over 150
1	St. Vrain Valley School District	388.52	388.52	-	-	-	-	-	-
45	Mead Development Group, Inc.	48,073.26	-	3,761.00	5,323.00	14,130.00	3,985.00	4,877.00	15,997.26
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
256	Prosper Land & Development LLC	27,507.50	-	140.00	3,080.00	8,960.00	4,270.00	1,916.00	9,141.50
259	Scannell Properties	140.00	-	140.00	-	-	-	-	-
270	Highland Development Services Inc	420.00	-	-	141.40-	-	141.40-	-	702.80
285	Boulder Scientific Company, LLC	2,360.00-	-	-	-	-	-	-	2,360.00-
290	Forestar Real Estate Group	5,621.30	-	770.00	4,851.30	-	-	-	-
292	BREG Industrial Development	15,766.69	-	-	-	-	-	-	15,766.69
294	QuikTrip Corp	7,113.43	-	-	-	815.07	-	813.05	5,485.31
296	Silver Point Development	6,947.79	-	2,121.00	2,074.54	585.80	1,287.75	878.70	-
297	Meadow Ridge Development, Inc	995.86	-	995.86	-	-	-	-	-
298	Century Land Holdings LLC	7,624.48-	-	-	-	4,082.00-	3,281.60-	-	260.88-
299	Lizondo Futbol Academy LLC	1,806.89	-	-	-	-	141.40	-	1,665.49
301	BREG Industrial Devel. c/o Broe Real Es	19,022.60	-	4,015.00	4,015.00	6,185.00	565.60	2,403.80	1,838.20
314	Weld Development Company LLC	551.46	-	551.46	65.65	-	-	-	65.65-
320	Lorson South Land Corp c/o Landhuis C	7,321.33	-	-	-	1,972.03	39.73	151.50	5,158.07
325	Red Barn Metropolitan District	2,203.05-	-	-	-	-	-	-	2,203.05-
326	AMK Properties LLC	6,398.53	1,401.88	1,136.25	3,783.26	77.14	-	-	-
327	17790 CR 7 LLC	69.44	-	-	-	-	-	-	69.44
336	Front Range Investment Holdings LLC	186,883.84-	-	-	-	-	185,637.50-	-	1,246.34-
344	Mead Victory Investments LLC	151.50	-	-	-	-	-	-	151.50
345	Zak Dirt	466.62	466.62	-	-	-	-	-	-
346	Mountain View Fire Protection District	6,956.50	1,399.50	-	-	-	2,454.00	3,103.00	-
347	Mead Industrial Development Group	1,254.83	866.08	141.40	-	247.35	-	-	-
349	Alphabet Investments, Inc	4,722.74	971.62	2,759.00	547.42	444.40	.30	-	-
350	Kiteley Land Co. LLC	3,473.00	3,473.00	-	-	-	-	-	-
351	M4 Elevation 25, LLC	6,672.00	6,672.00	-	-	-	-	-	-
352	Tharaldson Motels Inc II	8,034.07	2,122.77	5,911.30	-	-	-	-	-
354	Mead High Plains Blvd WCR 9.5 Project	85,848.00	10,500.00	5,959.00	9,749.50	2,012.50	8,579.00	-	49,048.00
356	Columnar Holdings LLC II	1,901.22-	-	-	-	-	-	1,901.22-	-
357	Little Thompson Water District	1,838.20	1,838.20	-	-	-	-	-	-
358	Kerr-McGee Oil & Gas Onshore LP (KM	2,386.63	1,588.73	797.90	-	-	-	-	-
359	EO Mead, LLC	2,515.61	1,720.23	795.38	-	-	-	-	-
9997	Misc AR Invoices	2,500.00	-	1,000.00	1,500.00	-	-	-	-
Grand Totals:		79,741.71	33,409.15	30,994.55	34,848.27	31,347.29	167,737.72-	12,241.83	104,638.34

Report Criteria:
 Report type: GL detail
 Check.Check number = {<>} 100325102 {AND} {<>} 100325103 {AND} {<>} 100325104

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/13/2025	40570	A-1 Natural Arbor Care	1357	01-45-6133	Tree Pruning	6,700.00
Total 40570:							6,700.00
10/25	10/13/2025	40571	Amazon Capital Services Inc	1391-H41T-L	01-40-5063	Leadership Books	122.09
10/25	10/13/2025	40571	Amazon Capital Services Inc	1F6V-L4FC-T	01-46-7020	Operating Supplies	21.99
10/25	10/13/2025	40571	Amazon Capital Services Inc	1J9J6F1R9R	01-42-7010	Office Supplies PD	154.90
10/25	10/13/2025	40571	Amazon Capital Services Inc	1RF6-CV1R-	01-46-7010	Office Supplies	22.83
10/25	10/13/2025	40571	Amazon Capital Services Inc	1VNX-NJQP-	01-46-7010	Office Supplies	56.57
Total 40571:							378.38
10/25	10/13/2025	40572	Arbortanics, Inc	871858	01-45-6132	Margil Park	739.70
Total 40572:							739.70
10/25	10/13/2025	40573	Ausmus Law Firm PC	9696	01-48-6102	Municipal Prosecutor	1,000.00
Total 40573:							1,000.00
10/25	10/13/2025	40574	BHA Design Incorporated	2525-3	19-40-8599	Roundabout - LA Services	7,555.00
Total 40574:							7,555.00
10/25	10/13/2025	40575	Bobcat of the Rockies	15307896	01-45-6405	Tiller for North Creek, Founders, Ponds	1,181.70
Total 40575:							1,181.70
10/25	10/13/2025	40576	Carl & Donn Erikson	REFUND125	99-01-1075	Refund overpayment. Account	7.04
Total 40576:							7.04
10/25	10/13/2025	40577	CASELLE	11420	01-40-6199	Fin Software Support - Admin	878.40
10/25	10/13/2025	40577	CASELLE	11420	01-48-6199	Fin Software Support - Court	195.20
10/25	10/13/2025	40577	CASELLE	11420	06-40-6199	Fin Software Support - Sewer	683.20
10/25	10/13/2025	40577	CASELLE	11420	01-46-6199	Fin Software Support - Comm Dev	195.20
Total 40577:							1,952.00
10/25	10/13/2025	40578	Challenger Teamwear LLC	1306949	01-49-7801	Reversible Jerseys for resale	1,197.12
Total 40578:							1,197.12
10/25	10/13/2025	40579	Comcast	0007928 10.	01-46-6311	Internet - CC	175.27
Total 40579:							175.27
10/25	10/13/2025	40580	David Jay Thrower	10012025ME	01-48-5040	Municipal court judge	2,000.00
Total 40580:							2,000.00
10/25	10/13/2025	40581	DYNAMIC DESIGNS PRINTING,	15821	01-46-6214	Mead Clean-Up Days Vouchers	179.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40581:							179.00
10/25	10/13/2025	40582	Freddy A Martinez	185524	04-44-6805	fleet repair	1,525.00
Total 40582:							1,525.00
10/25	10/13/2025	40583	FRONT RANGE PORTABLE RES	2061	01-46-6211	Community Day Portable Restrooms	1,155.00
Total 40583:							1,155.00
10/25	10/13/2025	40584	FRONTIER SELF STORAGE	100125-FRO	01-40-6839	Storage-Oct	100.00
Total 40584:							100.00
10/25	10/13/2025	40585	Heather Lukeman	REFUNDOF	01-02-2308	Rental Deposit Refund -	100.00
Total 40585:							100.00
10/25	10/13/2025	40586	Innovate Electric Inc	3439	19-40-8599	Parking Lot Improvement project	48,690.00
Total 40586:							48,690.00
10/25	10/13/2025	40587	International Agents Inc	092025INV	01-42-5061	peer support in september	1,350.00
Total 40587:							1,350.00
10/25	10/13/2025	40588	Jackie Throckmorton	96066150-JT	01-13-4625	Rental Deposit Refund - Casino Trip Can	20.00
Total 40588:							20.00
10/25	10/13/2025	40589	James P. Campbell	SAR M870-0	14-44-8506	SRTS Improvement Project- Land Acquis	25,727.00
Total 40589:							25,727.00
10/25	10/13/2025	40590	JVA INCORPORATED	25991	01-02-2615	North Mead Place	96.00
Total 40590:							96.00
10/25	10/13/2025	40591	Kathryn Smith	96066111-KS	01-13-4625	Rental Deposit Refund - Casino Trip Can	20.00
Total 40591:							20.00
10/25	10/13/2025	40592	KENYON P. JORDAN PHD	2709-6	01-42-6210	psych exams walker and sheppard	650.00
Total 40592:							650.00
10/25	10/13/2025	40593	KLEEN-TECH SERVICES CORP	INV427334	01-40-6823	Janitorial Services - Sept TH	170.88
10/25	10/13/2025	40593	KLEEN-TECH SERVICES CORP	INV427334	01-42-6823	Janitorial Services - Sept PD	101.76
10/25	10/13/2025	40593	KLEEN-TECH SERVICES CORP	INV427334	01-47-6823	Janitorial Services - Sept PW	188.15
10/25	10/13/2025	40593	KLEEN-TECH SERVICES CORP	INV427334	01-46-6823	Janitorial Services - Sept CC	206.00
Total 40593:							666.79
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	1003301 9/2	01-47-6111	1341 WC 34	136.62
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	1068901 9/2	01-46-6111	401 3rd St	632.21
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	347002 9/20/	04-44-6111	1782 WC 32	42.20
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	607001 9/20/	06-47-6111	5423 WC 32	39.55

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	618801 9/20/	01-45-6111	150 Main St	57.89
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	619802 9/20/	01-45-6111	242 Dillingham	39.55
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	620201 9/20/	01-45-6111	2700 WC 34.5	5,265.03
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	621801 9/20/	01-45-6111	190 1st St	1,671.97
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	622501 9/20/	01-45-6111	365 Welker	57.89
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	624409 9/20/	01-42-6111	201 Welker	39.55
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	657602 9/20/	06-47-6111	4504 E Welker	104.95
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	657701 9/20/	01-45-6111	156 Eagle	363.15
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	657801 9/20/	01-42-6111	537 Main Police	98.51
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	657901 9/20/	01-45-6111	16775 North Creek	666.08
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	658001 9/20/	01-45-6111	441 3rd St (6580)	1,182.10
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	658101 9/20/	01-45-6111	10 Fairburn	57.89
10/25	10/13/2025	40594	LITTLE THOMPSON WATER DIS	658201 9/20/	01-40-6111	441 3rd St	79.92
Total 40594:							10,535.06
10/25	10/13/2025	40595	Macho Products, Inc	783915	01-42-7254	pd equipment	3,035.98
Total 40595:							3,035.98
10/25	10/13/2025	40596	MAIN STREET MAT COMPANY	292581	01-40-7020	Mat svcs - TH	73.51
10/25	10/13/2025	40596	MAIN STREET MAT COMPANY	292582	01-46-7020	Mat svcs - CC	148.70
10/25	10/13/2025	40596	MAIN STREET MAT COMPANY	292587	01-47-7020	Mat svcs-PW	109.10
Total 40596:							331.31
10/25	10/13/2025	40597	MBI-Medicine for Business and In	1009430	01-46-6210	New Hire Screening - MKJ	52.00
10/25	10/13/2025	40597	MBI-Medicine for Business and In	1009480	01-42-6210	Drug Screen - AS	52.00
Total 40597:							104.00
10/25	10/13/2025	40598	Miguel Iraola	MMC093020	01-48-6510	Court Interpretation - Sept	200.00
Total 40598:							200.00
10/25	10/13/2025	40599	MJT Communications	14380	01-47-6104	Replacement PC - DM - Deputy Enginee	1,397.20
Total 40599:							1,397.20
10/25	10/13/2025	40600	OCCUPATIONAL HEALTH CENT	18588843	01-42-6210	Hiring Physical - LW	922.00
Total 40600:							922.00
10/25	10/13/2025	40601	Paulette Dolin	51	01-46-6135	Senior Exercise	420.00
Total 40601:							420.00
10/25	10/13/2025	40602	PerkCity Inc	INV29091	01-49-5061	Wellness Rewards	270.00
Total 40602:							270.00
10/25	10/13/2025	40603	Professional Management Solutio	85123	01-40-6109	Finance - Admin	4,565.00
10/25	10/13/2025	40603	Professional Management Solutio	85123	06-40-6109	Finance - Sewer	570.63
10/25	10/13/2025	40603	Professional Management Solutio	85123	20-40-6109	Finance - MURA	570.62
Total 40603:							5,706.25
10/25	10/13/2025	40604	Salsbury Industries Inc	6146159	01-42-7550	Lockers x4	2,019.01

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 40604:							2,019.01
10/25	10/13/2025	40605	Spartan Towing & Recovery LLC	25-26562	01-42-6805	Flat Tire Roadside Service	125.00
Total 40605:							125.00
10/25	10/13/2025	40606	SportsEngine, Inc	INV0213453.	01-46-6135	Coaches Background Check	46.00
Total 40606:							46.00
10/25	10/13/2025	40607	Stewart & Stevenson	60156427	01-42-6801	Generator PMS	1,700.00
10/25	10/13/2025	40607	Stewart & Stevenson	60156441	01-47-6801	Generator PM'S	2,760.00
10/25	10/13/2025	40607	Stewart & Stevenson	60156443	01-40-6801	Generator	1,810.00
10/25	10/13/2025	40607	Stewart & Stevenson	60157139	01-40-6801	Generator PM'S	1,670.00
Total 40607:							7,940.00
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-40-5066	STD / LTD Insurance	237.54
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-41-5066	STD / LTD Insurance	10.43
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-42-5066	STD / LTD Insurance	391.65
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-43-5066	STD / LTD Insurance	138.31
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	04-44-5066	STD / LTD Insurance	292.15
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-45-5066	STD / LTD Insurance	298.55
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-47-5066	STD / LTD Insurance	224.77
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-48-5066	STD / LTD Insurance	33.40
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-49-5066	STD / LTD Insurance	82.40
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	06-40-5066	STD / LTD Insurance	136.27
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	20-40-5066	STD / LTD Insurance	90.08
10/25	10/13/2025	40608	THE HARTFORD-GROUP BENE	9247042002	01-46-5066	STD / LTD Insurance	136.07
Total 40608:							2,071.62
10/25	10/13/2025	40610	Three Crowns Electric, LLC	#3908-1	18-45-8507	Gold Star Memorial	6,032.75
Total 40610:							6,032.75
10/25	10/13/2025	40611	T-Mobile USA Inc	999630825 9	01-42-6110	Cellular Bill	40.00
Total 40611:							40.00
10/25	10/13/2025	40612	TOWN OF MEAD	18.02 10.1.2	01-40-6111	242 Dillingham Ave	48.00
10/25	10/13/2025	40612	TOWN OF MEAD	31.11 10.2.25	01-42-6111	201 Welker Sewer	48.00
10/25	10/13/2025	40612	TOWN OF MEAD	338.01 10.1.	01-40-6111	Town Hall Sewer	63.36
10/25	10/13/2025	40612	TOWN OF MEAD	453.01 10.2.	01-42-6111	PD Sewer (535 Main St)	216.99
10/25	10/13/2025	40612	TOWN OF MEAD	478.02 10.1.	01-40-6111	242 Main St	52.81
10/25	10/13/2025	40612	TOWN OF MEAD	566.02 10.25	01-46-6111	Community Center Sewer	63.36
10/25	10/13/2025	40612	TOWN OF MEAD	630.04 10.1.	01-40-6111	505 3rd St Sewer	48.00
Total 40612:							540.52
10/25	10/13/2025	40613	TRIDENT SECURITY SYSTEMS	49099	01-40-6199	Alarm Monitoring	105.00
10/25	10/13/2025	40613	TRIDENT SECURITY SYSTEMS	49099	01-42-6199	Alarm Monitoring	105.00
Total 40613:							210.00
10/25	10/13/2025	40614	UBEO Business Services	5021619	01-43-6104	Contract 9/25-9/27	1,210.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount	
Total 40614:							1,210.00	
10/25	10/13/2025	40615	Weld Development Company LLC	10/01/25 - W	01-02-2610	Refund Deposit AR account 314	5,000.00	
Total 40615:							5,000.00	
10/25	10/13/2025	40616	Wilson & Company Inc	140855	14-44-8506	SRTS	1,758.08	
10/25	10/13/2025	40616	Wilson & Company Inc	140858	01-02-2615	I25/CR 38 1601 Process	9,622.50	
10/25	10/13/2025	40616	Wilson & Company Inc	140860	14-44-8544	WCR 7 Improvements	8,315.00	
Total 40616:							19,695.58	
10/25	10/03/2025	100325100	Elan Cardmember Service	3514 9.25.25	01-40-6610	Subscription - no receipt	19.99	M
10/25	10/03/2025	100325100	Elan Cardmember Service	3514 9.25.25	01-40-6610	Online Subscription - No Receipt	6.99	M
10/25	10/03/2025	100325100	Elan Cardmember Service	3514 9.25.25	01-40-6610	DORA License Renewal	60.00	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-41-7999	BOT Meeting	149.49	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-6511	Postage	16.80	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-6610	Online Subscription - No Receipt	60.66	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-6610	Online Subscription	13.00	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-6610	Notary Application - CD	10.00	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-7020	Notary Supplies - CD	107.40	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-41-7999	CC Photo	18.74	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-41-7999	BOT Meeting	149.49	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-6511	Postage	8.40	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-6511	Postage	8.40	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-6610	Online Subscription - No Receipt	18.99	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-43-7999	PC Meeting	75.07	M
10/25	10/03/2025	100325100	Elan Cardmember Service	7700 9.25.25	01-40-6610	Microsoft 365 Subscription	1,166.35	M
Total 100325100:							1,889.77	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-7051	Rec PT Uniforms	210.59	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-41-6824	Grand Opening	255.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-40-7999	Admin Items	294.99	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-6610	Comms Subscription - LN	144.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-6610	Comms Subscription - Eco Dev	144.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6211	Community Day Permit	150.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6211	Community Day Permit	5.24	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-5063	Conference	15.52	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-5063	Conference	19.95	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-5063	Conference	100.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-5063	Conference	771.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-5063	Conference	175.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-6610	ADA Subscription	59.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-6149	Marketing Outreach	71.40	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-6149	Marketing Outreach	2.59	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6610	Music Subscription - CC building	203.40	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-5061	Wellness Booth	270.91	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6135	Rec Program	370.60	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6135	Rec Program	178.29	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6135	Rec Program	2.50	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-7020	CC supplies	28.81	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6211	Community Day Supplies	34.67	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6135	Rec Program	304.99	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6211	Ice Community Day	4.50	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-6610	Newsletter Subscription	45.00	
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6211	Event Food	265.38	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-6211	Event Food	140.00
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-6610	Adobe Subscription - HM	239.88
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-5061	Refund out of stock items	72.97-
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-8599	CC Building	338.00
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-49-6610	URL Subscription	35.00
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-46-7051	FT Uniforms	144.69
10/25	10/03/2025	100325101	Elan Cardmember Service	1368 9.25.25	01-40-6610	Zoom Webinar Subscription	79.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	04-44-6805	Bedliner for PW Vehicle	3,670.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-6104	Online Subscription- no receipt	30.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-6104	Online Subscription- no receipt	30.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-6104	Online Subscription- no receipt	30.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-6104	Online Subscription- no receipt	30.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-6104	Online Subscription- no receipt	30.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-7305	Tools	665.36
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-5063	Community Day Meeting	73.71
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-6104	Online Subscription- no receipt	30.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	04-44-5063	Training TCS Class	350.00
10/25	10/03/2025	100325101	Elan Cardmember Service	7665 10.25	01-45-6104	Online Subscription- no receipt	30.00
Total 100325101:							10,000.00
10/25	10/10/2025	101025100	All Copy Products Inc	564590180	01-40-6126	Copier Lease	96.41
10/25	10/10/2025	101025100	All Copy Products Inc	564607232	01-47-6126	Copier Lease - PW	78.23
Total 101025100:							174.64
10/25	10/10/2025	101025101	XCEL ENERGY	945275028	01-47-6111	1341 CR 34 PW	246.80
10/25	10/10/2025	101025101	XCEL ENERGY	945359336	06-47-6111	1785 Weld Co Rd Unit 32 - Pump Lake T	52.95
10/25	10/10/2025	101025101	XCEL ENERGY	945401545	01-42-6111	PO BOX 626 - Gas	57.41
10/25	10/10/2025	101025101	XCEL ENERGY	945506006	01-42-6111	201 S WELKER ST	18.68
Total 101025101:							375.84
10/25	10/14/2025	101425104	CENTURY LINK	5176 9.25.25	01-42-6111	Fax Line	79.60
10/25	10/14/2025	101425104	CENTURY LINK	9308-10.1.25	01-40-6110	TH Fax-0831	87.42
Total 101425104:							167.02
10/25	10/14/2025	101425105	Fusion Cloud Company	10151764	01-40-6110	Phone Bill	289.49
Total 101425105:							289.49
10/25	10/14/2025	101425106	SAMSLUB	4230 10.2.25	01-41-7999	bot meeting/coffee with mayor	50.32
10/25	10/14/2025	101425106	SAMSLUB	4230 10.2.25	01-41-7999	bot meeting/coffee with mayor	168.82
10/25	10/14/2025	101425106	SAMSLUB	4230 10.2.25	01-47-7010	PW Office Supplies	343.56
10/25	10/14/2025	101425106	SAMSLUB	4230 10.2.25	01-46-6214	event supplies	202.26
Total 101425106:							764.96
10/25	10/14/2025	101425107	UNITED POWER	123402 10/2/	04-44-6111	1785 CR 32 - Grader Shed10/2025	39.88
10/25	10/14/2025	101425107	UNITED POWER	12650701 10	01-45-6111	Booster Pump Founders 10/2025	29.98
10/25	10/14/2025	101425107	UNITED POWER	12952800 10	01-45-6111	Mead Ponds 10/2025	20.00
10/25	10/14/2025	101425107	UNITED POWER	14305100 10	06-47-6111	WWTP 10/2025	3,990.52
10/25	10/14/2025	101425107	UNITED POWER	16836300 10	01-45-6111	Park Sprinkler Liberty 10/2025	24.34
10/25	10/14/2025	101425107	UNITED POWER	16909300 10	01-45-6111	Feather Ridge 10/2025	20.17
10/25	10/14/2025	101425107	UNITED POWER	17618300 10	01-40-6111	Town Hall 10/2025	654.52
10/25	10/14/2025	101425107	UNITED POWER	17770000 10	01-45-6111	Gazebo 10/2025	32.26
10/25	10/14/2025	101425107	UNITED POWER	18949400 10	01-42-6111	535 4th PD 10/2025	396.28

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
10/25	10/14/2025	101425107	UNITED POWER	21881700 10	01-47-6111	1341 CR 3410/2025	590.16
10/25	10/14/2025	101425107	UNITED POWER	22092202 10	06-47-6112	4133 CR 34 - Raterink 10/2025	39.04
10/25	10/14/2025	101425107	UNITED POWER	23534100 10	01-46-6111	401 3rd ST- Mead community Center10/	1,160.44
10/25	10/14/2025	101425107	UNITED POWER	24240200 -1	01-47-6134	EV Station 10/2025	160.98
10/25	10/14/2025	101425107	UNITED POWER	24257400 -1	01-45-6111	1501 CR 34 - Mead Ponds 10/2025	32.97
10/25	10/14/2025	101425107	UNITED POWER	247770900 10	14-44-8503	242 Dillingham Ave-T Construction Traile	82.93
10/25	10/14/2025	101425107	UNITED POWER	6753101 10/	01-45-6111	Irrig Sprinkler N Creek 10/2025	20.05
10/25	10/14/2025	101425107	UNITED POWER	7490500 10/	06-47-6111	Pump Lake Thomas 10/2025	37.04
10/25	10/14/2025	101425107	UNITED POWER	83701 10/2/2	01-42-6111	Shop 10/2025	163.17
10/25	10/14/2025	101425107	UNITED POWER	96302 10/2/2	06-47-6111	WWTP Lagoon 10/2025	41.31
Total 101425107:							7,536.04
10/25	10/14/2025	101425108	Thomas Title & Escrow	144045	14-40-8549	Mead Industrial Development - Great We	300,000.00
10/25	10/14/2025	101425108	Thomas Title & Escrow	144045	14-01-1214	Mead Industrial Development - Great We	300,000.00
10/25	10/14/2025	101425108	Thomas Title & Escrow	144045	14-02-2014	Mead Industrial Development - Great We	300,000.00-
10/25	10/14/2025	101425108	Thomas Title & Escrow	237351	14-40-8549	Geotech/Testing Kumar	8,710.00
10/25	10/14/2025	101425108	Thomas Title & Escrow	237351	14-01-1214	Geotech/Testing Kumar	8,710.00
10/25	10/14/2025	101425108	Thomas Title & Escrow	237351	14-02-2014	Geotech/Testing Kumar	8,710.00-
10/25	10/14/2025	101425108	Thomas Title & Escrow	240752.06	14-40-8549	g.c fiore and sons	542,803.11
10/25	10/14/2025	101425108	Thomas Title & Escrow	240752.06	14-02-2005	g.c fiore and sons	28,568.58
10/25	10/14/2025	101425108	Thomas Title & Escrow	240752.06	14-01-1214	g.c fiore and sons	571,371.69
10/25	10/14/2025	101425108	Thomas Title & Escrow	240752.06	14-02-2014	g.c fiore and sons	571,371.69-
Total 101425108:							880,081.69
Grand Totals:							1,072,296.73

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	72.97	81,844.82-	81,771.85-
01-02-2308	100.00	.00	100.00
01-02-2610	5,000.00	.00	5,000.00
01-02-2615	9,718.50	.00	9,718.50
01-13-4625	40.00	.00	40.00
01-40-5063	122.09	.00	122.09
01-40-5066	237.54	.00	237.54
01-40-6109	4,565.00	.00	4,565.00
01-40-6110	376.91	.00	376.91
01-40-6111	946.61	.00	946.61
01-40-6126	96.41	.00	96.41
01-40-6199	983.40	.00	983.40
01-40-6511	33.60	.00	33.60
01-40-6610	1,434.98	.00	1,434.98
01-40-6801	3,480.00	.00	3,480.00
01-40-6823	170.88	.00	170.88
01-40-6839	100.00	.00	100.00
01-40-7020	180.91	.00	180.91
01-40-7999	294.99	.00	294.99
01-41-5066	10.43	.00	10.43
01-41-6824	255.00	.00	255.00
01-41-7999	536.86	.00	536.86
01-42-5061	1,350.00	.00	1,350.00
01-42-5066	391.65	.00	391.65

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-42-6110	40.00	.00	40.00
01-42-6111	1,118.19	.00	1,118.19
01-42-6199	105.00	.00	105.00
01-42-6210	1,624.00	.00	1,624.00
01-42-6801	1,700.00	.00	1,700.00
01-42-6805	125.00	.00	125.00
01-42-6823	101.76	.00	101.76
01-42-7010	154.90	.00	154.90
01-42-7254	3,035.98	.00	3,035.98
01-42-7550	2,019.01	.00	2,019.01
01-43-5066	138.31	.00	138.31
01-43-6104	1,210.00	.00	1,210.00
01-43-7999	75.07	.00	75.07
01-45-5063	73.71	.00	73.71
01-45-5066	298.55	.00	298.55
01-45-6104	210.00	.00	210.00
01-45-6111	9,541.32	.00	9,541.32
01-45-6132	739.70	.00	739.70
01-45-6133	6,700.00	.00	6,700.00
01-45-6405	1,181.70	.00	1,181.70
01-45-7305	749.17	.00	749.17
01-46-5066	136.07	.00	136.07
01-46-6111	1,856.01	.00	1,856.01
01-46-6135	1,322.38	.00	1,322.38
01-46-6199	195.20	.00	195.20
01-46-6210	52.00	.00	52.00
01-46-6211	1,754.79	.00	1,754.79
01-46-6214	381.26	.00	381.26
01-46-6311	175.27	.00	175.27
01-46-6610	203.40	.00	203.40
01-46-6823	206.00	.00	206.00
01-46-7010	79.40	.00	79.40
01-46-7020	199.50	.00	199.50
01-46-7051	355.28	.00	355.28
01-46-8599	338.00	.00	338.00
01-47-5066	224.77	.00	224.77
01-47-6104	1,397.20	.00	1,397.20
01-47-6111	973.58	.00	973.58
01-47-6126	78.23	.00	78.23
01-47-6134	160.98	.00	160.98
01-47-6801	2,760.00	.00	2,760.00
01-47-6823	188.15	.00	188.15
01-47-7010	343.56	.00	343.56
01-47-7020	109.10	.00	109.10
01-48-5040	2,000.00	.00	2,000.00
01-48-5066	33.40	.00	33.40
01-48-6102	1,000.00	.00	1,000.00
01-48-6199	195.20	.00	195.20
01-48-6510	200.00	.00	200.00
01-49-5061	540.91	72.97-	467.94
01-49-5063	1,081.47	.00	1,081.47
01-49-5066	82.40	.00	82.40
01-49-6149	73.99	.00	73.99
01-49-6610	666.88	.00	666.88
01-49-7801	1,197.12	.00	1,197.12
04-02-2000	.00	5,919.23-	5,919.23-
04-44-5063	350.00	.00	350.00
04-44-5066	292.15	.00	292.15
04-44-6111	82.08	.00	82.08

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GL Account	Debit	Credit	Proof
04-44-6805	5,195.00	.00	5,195.00
06-02-2000	.00	5,695.46-	5,695.46-
06-40-5066	136.27	.00	136.27
06-40-6109	570.63	.00	570.63
06-40-6199	683.20	.00	683.20
06-47-6111	4,266.32	.00	4,266.32
06-47-6112	39.04	.00	39.04
14-01-1214	880,081.69	.00	880,081.69
14-02-2000	880,081.69	1,796,046.39-	915,964.70-
14-02-2005	28,568.58	.00	28,568.58
14-02-2014	.00	880,081.69-	880,081.69-
14-40-8549	851,513.11	.00	851,513.11
14-44-8503	82.93	.00	82.93
14-44-8506	27,485.08	.00	27,485.08
14-44-8544	8,315.00	.00	8,315.00
18-02-2000	.00	6,032.75-	6,032.75-
18-45-8507	6,032.75	.00	6,032.75
19-02-2000	.00	56,245.00-	56,245.00-
19-40-8599	56,245.00	.00	56,245.00
20-02-2000	.00	660.70-	660.70-
20-40-5066	90.08	.00	90.08
20-40-6109	570.62	.00	570.62
99-01-1075	7.04	.00	7.04
99-02-2000	.00	7.04-	7.04-
Grand Totals:	2,832,689.86	2,832,606.05-	83.81

Report Criteria:

Report type: GL detail

Check.Check number = {<>} 100325102 {AND} {<>} 100325103 {AND} {<>} 100325104



Agenda Item Summary

Agenda Date: 10/13/2025

Subject: Resolution No. 58-R-2025 – A Resolution of the Town of Mead, Colorado, Amending the Comprehensive Fee Schedule to Amend the Fees for Temporary Use Permits

Presented by: Mary Strutt, Administrative Services Director

Summary:

The Town's Community Engagement department and Clerk's office have worked together to review the Temporary Use Permit requirements in *Mead Municipal Code*, along with the fees, in an effort to better serve the needs of our community while considering the health, safety and welfare of all Mead residents. Based on staff, resident and business community feedback, staff is recommending changes to the fees for temporary use permits. In addition, staff is recommending the removal of deposit requirements for these permits as there has not shown a need to hold a deposit. The current fee schedule charges a fee of \$250 for all temporary use permits; \$50 for mobile retail food.

Staff recommends a reduction of the fee for events held on private property to \$50 (for events 1-30 days) and \$100 (for events 31-365 days). Staff also recommends the reduction of the fee for mobile food trucks from \$50 to \$0. This recognizes that it is a financial burden on mobile food truck businesses to register in every municipality in which they do business. However, Mead will still require an application to include health department approval, permission from the property owner and a certificate of insurance. The new fees also include a Rush Charge to recognize the extra effort of staff to provide a permit on an expedited basis.

The attached Resolution will amend the Comprehensive Fee Schedule previously adopted by the Board of Trustees by Resolution No. 30-R-2025 adopted on May 27, 2025.

Financial Considerations:

The financial impact to the Town is minimal based on the low number of permits issued each year.

Staff Recommendation / Actions Required:

Staff recommends adopting the attached Resolution. A motion to approve the Consent Agenda for October 13, 2025 will approve this item. If the item is removed from the Consent Agenda for further discussion, the following motion is suggested:

Suggested Motion:

"I move to approve Resolution No. 58-R-2025 - A Resolution of the Town of Mead Colorado amending the Comprehensive Fee Schedule to amend the fees for temporary use permits."

Attachments:

1. Resolution No. 58-R-2025
2. Exhibit 1

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 58-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, AMENDING THE
COMPREHENSIVE FEE SCHEDULE TO AMEND THE FEES FOR
TEMPORARY USE PERMITS**

WHEREAS, the Town of Mead ("Town") is authorized under Article 15 of Title 31 of the Colorado Revised Statutes to exercise general police and financial powers; and

WHEREAS, such powers include but are not limited to the ability to impose and collect fees for the processing of licenses and applications, the performance of other administrative services, sewer utility fees, building and development fees, and collection of fines and fees for violations of the *Mead Municipal Code* ("MMC"); and

WHEREAS, Sec. 1-8-20 of the MMC authorizes the Board of Trustees to amend the Comprehensive Fee Schedule by resolution; and

WHEREAS, the Board of Trustees desires to amend the Town's Comprehensive Fee Schedule ("Fee Schedule") to amend the fees for temporary use permits; and

WHEREAS, a copy of the amended items in the Fee Schedule is attached to this Resolution as **Exhibit 1** and is incorporated herein by reference; and

WHEREAS, the Board of Trustees desires to amend the Fee Schedule to add/delete/amend the fees and deposits set forth in **Exhibit 1** attached to this Resolution effective on November 1, 2025.

NOW THEREFORE, BE IT RESOLVED by the Town of Mead, Weld County, Colorado, that:

Section 1. Comprehensive Fee Schedule Amended. The Board of Trustees hereby: (a) amends the Fee Schedule to add/delete/amend the fees and deposits attached hereto as **Exhibit 1**; and (b) directs Town staff to take all steps necessary to update the Fee Schedule and implement the amended Fee Schedule effective as of the date set forth in Section 2 of this Resolution.

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption. The Town Clerk shall cause a copy of the Fee Schedule, as revised pursuant to this Resolution, to be uploaded to the Town's website and a copy shall be made available for public inspection in the office of the Town Clerk. The specific changes to the Fee Schedule set forth in **Exhibit 1** to this Resolution shall be effective on and after November 1, 2025.

Section 3. Certification. The Town Clerk shall certify to the passage of this Resolution and make not less than one copy of the adopted Resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF OCTOBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

Amending the excerpt of the chart on page 18 of the June 1, 2025 Comprehensive Fee Schedule with deletions show in a ~~strikethrough~~ and additions shown in **bold and underline**:

LAND USE AND DEVELOPMENT (see MMC § 16-1-110)

Application(s)	Nonrefundable Application Fees	Application Deposits ¹
Temporary Use Permit - <u>General</u>	\$250 / <u>year</u>	\$500 <u>\$0</u>
<u>Private Property Event (30 days or less)</u>	<u>\$50</u>	<u>\$0</u>
<u>Private Property Event (31 – 365 days)</u>	<u>\$100</u>	<u>\$0</u>
Temporary Use Permit Mobile Retail Food Establishment	\$50 <u>\$0</u>	\$0
<u>Temporary Use Permit – Rush Fee (14 – 30 day prior to event)</u>	<u>\$100</u>	<u>\$0</u>



Agenda Item Summary

Agenda Date: 10/13/2025

Subject: Resolution No. 59-R-2025 – A Resolution of the Town of Mead, Colorado, Approving an Intergovernmental Agreement Between the Town of Mead and the St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program for the 2025-2026 School Year

Presented by: Brent Newbanks, Police Chief

Summary:

Providing a School Resource Officer (“SRO”) for a community’s schools is common practice throughout the United States to create a safer school environment for students and staff. SRO Programs assist a community’s young people with the prevention of delinquency, alcohol and substance abuse, and gang involvement.

The Town of Mead (the “Town”) and the St. Vrain Valley School District RE-1J (the “School District”) have jointly developed a school resource officer program (the “SRO Program”) that provides a school-based approach to the development of a positive relationship between students and the police. This SRO Program and similar programs implemented in Colorado and across the country are widely recognized as being effective in the development of a positive relationship between the police, faculty, and young people.

The Town previously approved an intergovernmental agreement and subsequent extensions with the School District to jointly fund the SRO Program for past school years. The Town and School District wish to enter into an updated intergovernmental agreement for the 2025-2026 school year that retains most of the original agreement’s terms but removes some conditions that are no longer relevant (the “Agreement”). The Agreement allows the parties to renew for subsequent one-year terms if both parties appropriate funds for the Agreement in the given year.

Resolution 59-R-2025 (the “Resolution”): (a) approves the Agreement; (b) authorizes the Town Attorney, in cooperation with the Town Manager and the Chief of Police, to make non-material changes to the Agreement that do not increase the Town’s obligations; and (c) authorizes the Town Manager to execute the Agreement (and the Certification of Available Funds incorporated in the Agreement) on behalf of the Town when in final form.

Financial Considerations:

The School District’s financial contribution to the Town is set forth in Exhibit A of the Agreement, which can be updated by amendment each school year. For the 2025-2026 school year, the School District will pay the Town the following to offset the costs of the SRO Program:

1 SRO at 50% of 9 months 2025 salary =	\$33,190.15
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Annual Salary = \$88,507.06

1 SRO at 100% of 12 months salary and benefits
Annual Salary = \$105,817.30
Benefits = \$38,985.48

1 SRO at 100% of 9 months' salary and benefits
Annual Salary = \$77,610.10
Benefits = \$29,432.88

Projected one-time Reimbursement Costs for the new SRO in 2025
One-time Cost = \$121,411.75

Total Payment for 2025-26 school year = \$406,447.66

Staff Recommendation / Actions Required:

Staff recommends adopting the Resolution, approving the Agreement to extend the SRO Program for the 2025-26 school year.

A motion to approve the October 13, 2025 consent agenda will approve the Resolution. If this item is removed from the consent agenda for discussion, Town staff recommends the following motion:

Suggested Motion:

"I move to approve Resolution 59-R-2025, A Resolution of the Town of Mead, Colorado, Approving an Intergovernmental Agreement Between the Town of Mead and the St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program for the 2025-2026 School Year."

Attachments:

1. Resolution No. 59-R-2025
2. Exhibit 1 - Town of Mead SRO IGA

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 59-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING AN
INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD AND THE ST.
VRAIN VALLEY SCHOOL DISTRICT RE-1J FOR A JOINT SCHOOL RESOURCE OFFICER
PROGRAM FOR THE 2025-2026 SCHOOL YEAR**

WHEREAS, the Town of Mead (the "Town") is empowered pursuant to Article XIV, §18 of the Colorado Constitution and C.R.S. §§ 29-1-201, *et seq.*, to cooperate or contract via intergovernmental agreement with other local governments to provide functions, services, or facilities authorized to each cooperating government; and

WHEREAS, the Town and the St. Vrain Valley School District RE-1J (the "School District") have jointly developed a school resource officer program (the "SRO Program") to provide a school-based approach to the development of a positive relationship between students and the police and the prevention of delinquency, alcohol and substance abuse, and gang involvement among students (the "Joint School Resource Officer Program"); and

WHEREAS, the Board of Trustees desires to approve an intergovernmental agreement between the Town and the School District to continue the SRO Program for the 2025-2026 school year, in substantially the form attached to this Resolution as **Exhibit 1** (the "Agreement"), and further desires to delegate authority to the Town Manager to execute the Agreement on behalf of the Town.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Board of Trustees.

Section 2. The Board of Trustees hereby: (a) approves the Agreement in substantially the same form attached hereto and incorporated herein as **Exhibit 1**; (b) authorizes the Town Attorney, in cooperation with the Town Manager and the Chief of Police, to make non-material changes to the Agreement that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the Agreement (and the Certification of Available Funds incorporated in the Agreement) on behalf of the Town when in final form.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Section 4. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF OCTOBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD AND THE ST.
VRain VALLEY SCHOOL DISTRICT RE-1J FOR A JOINT SCHOOL RESOURCE OFFICER
PROGRAM (2025-2026 SCHOOL YEAR)

**INTERGOVERNMENTAL AGREEMENT BETWEEN TOWN OF MEAD AND ST.
VRAIN VALLEY SCHOOL DISTRICT RE-1J FOR A JOINT SCHOOL
RESOURCE OFFICER PROGRAM**

THIS INTERGOVERNMENTAL AGREEMENT (this “Agreement”) is made by and between **TOWN OF MEAD** (the “Governmental Unit”) through its law enforcement agency, as applicable, and the **ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J** (the “School District”).

WHEREAS, the Governmental Unit, the School District, and the community are significantly impacted by the demands placed upon them to address incidents and situations directly or indirectly related to juveniles and the schools; and

WHEREAS, the problems of delinquency, alcohol and substance abuse, gang involvement, and other youth related problems which negatively affect the community and the schools can best be addressed in a proactive and preventative manner; and

WHEREAS, the Governmental Unit and the School District have jointly developed a program to provide a school-based approach to the development of a positive relationship between students and the police and the prevention of delinquency, alcohol and substance abuse, and gang involvement by our community’s young people (the “SRO Program”); and

WHEREAS, such programs are recognized as being effective in the development of a positive relationship between the police, faculty, and young people and in the prevention of delinquency.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE covenants and agreements below appearing, the parties agree as follows:

I.

SCOPE OF SERVICES

To facilitate the SRO Program, the Governmental Unit shall hire police officers to work in the School District’s schools (the “School Resource Officers” or “SROs”). The SROs shall be assigned to work with the administration, faculty, and students on school sites located within the School District and identified on **Exhibit A**. An emphasis will be made to select secondary level sites (high school and middle school campuses) with the intention to continue services at the elementary level as resources allow.

The SROs may perform functions including, but not limited to the following:

1. Assist school administration in the prevention and control of crime, delinquency, truancy, and disorder on the campus.

2. Conduct or assist in the investigation of offenses on campus.
3. Provide presentations and available educational resources in the following areas: alcohol and substance abuse, law related education, criminal justice system orientation, delinquency prevention, gang involvement and awareness, and community responsibility, for students, parents, and other groups associated with the school.
4. As requested by school staff, provide instructional resources for classroom presentations as time permits.
5. Enforce federal and state statutes and municipal ordinances as appropriate.
6. Appear in court and assist in prosecution and other judicial processes as appropriate.
7. Assist in the coordination of efforts of other enforcement agencies on the campus.
8. Provide visible presence on the campus.
9. Assist campus supervisors with appropriate monitoring and enforcement in the parking lots and other grounds of the school.
10. Attend school-related functions during normal classroom hours, as well as nighttime hours to include attending social events, such as school dances and sporting events, etc., as regular duty hours. This will not replace security and off duty work already in place.
11. Contribute to the positive police-school-community relations efforts, especially as these efforts relate to students and parents.

II.

PROGRAM ADMINISTRATION

A. **EMPLOYMENT.** The SROs shall be regular employees and certified police officers of the appropriate Governmental Unit's law enforcement agency. The SROs will be subject to the ordinances, policies, procedures, rules, regulations, directives, and orders of the Governmental Unit and the appropriate Governmental Unit law enforcement agency. The SROs also will comply with the policies and regulations of the School District, to the extent that such policies and regulations are not in conflict with those of the Governmental Unit; are not in conflict with terms contained here or direction of the appropriate Governmental Unit's law enforcement agency; and are not in conflict with federal, state, or city laws.

B. **SALARY AND BENEFITS.** The Governmental Unit and the School District jointly fund the SRO Program. The employees assigned to the SRO Program will receive salary and employee benefits and normally-issued equipment and supplies from the Governmental Unit. The School District agrees to pay its share for each officer as identified in **Exhibit A** on or

before November 1st of each year this Agreement is in effect. If, during the course of this Agreement, the number of SROs provided for in **Exhibit A** is reduced, the School District's obligation for funding SROs at 100% will be reduced prior to the School District's obligation to jointly fund the SRO position with the Governmental Unit.

C. **SCHEDULE.** The SROs will work a schedule consistent with Governmental Unit ordinances, policies, and procedures and subject to the Fair Labor Standards Act. Except as otherwise provided in this Agreement, during times when the schools are in session, the SROs will devote such officers' full shifts to the school calendar day, five days per week, except for required duties such as court appearances. During the schools' summer vacation, spring break, holiday breaks, and on other days when the schools are not in session, and the SROs are not involved in assigned school related activities, the SROs will participate in police department or school training, take accumulated vacation, compensatory, or holiday time off, or engage in prevention, enforcement, and other activities as assigned by the appropriate Governmental Unit law enforcement agency. SROs will be able to take leave with the authorization of the appropriate Governmental Unit law enforcement agency and with School District approval ensuring coverage at the school is present. In the event of an emergency, as determined by the appropriate Governmental Unit law enforcement agency, the SROs may be required to perform general police duties. The SROs shall attend in-service and specialized assignment training conducted by the appropriate Governmental Unit law enforcement agency scheduled throughout the year.

D. **SUPERVISION.** The SROs are subject to the appropriate Governmental Unit law enforcement agency chain of command and are subject to the supervision and control of the Governmental Unit law enforcement agency or designee ("Police Supervisor"). Day-to-day supervision will be by assigned Police Supervisors. The assigned Police Supervisor will be responsible for maintaining contact with the principals, school administration, and their management staffs. The SROs will work closely with school administrators, and faculty to determine the most effective use of the SROs' time and expertise, but shall not be subject to supervision or direction by the School District, its officers, agents, or employees.

E. **EXTRA DUTY.** It is common that the School District requests assistance from the Governmental Unit to provide services at after-hours School District events in addition to the services of the school-assigned SRO. In such cases, the Governmental Unit may provide additional SROs or other officers to perform such duties. The following guidelines shall direct the conduct of all officers, SROs and non-School Resources Officers, while conducting extra duty assignments. The School District shall pay for extra duty support as set forth on **Exhibit A**.

1. **Assignment of Officers.** The Governmental Unit shall allow the assignment of otherwise off-duty Governmental Unit law enforcement officers for the purpose of performing services for the School District.

2. **Provision of Services.** The following shall apply to all services performed pursuant to this Agreement and to each officer assigned by the Governmental Unit in connection with such services:

a. The officer shall be responsible for the enforcement of Governmental Unit ordinances and applicable laws, and activities related thereto.

b. The officer's performance of services pursuant to this Agreement shall be deemed to be normal law enforcement functions undertaken in the regular course of the officer's assigned duties and shall be deemed to be within the performance of the officer's duties and the scope of the officer's employment with the Governmental Unit.

c. The officer shall be under the supervisions and control of the Governmental Unit Police Supervisor.

d. Unless the Governmental Unit Police Supervisor has approved an officer for plainclothes work, officers shall wear the official uniform and badge of the appropriate Governmental Unit police or sheriff's office and the badge shall be plainly visible.

e. The officer shall be responsible for completing the appropriate reports and forms necessary to conclude an incident unless otherwise directed by the Governmental Unit Police Supervisor.

f. The officer shall at all times follow the ordinances, rules, regulations, and policies of the Governmental Unit and the appropriate Governmental Unit police or sheriff's office, and other applicable laws.

g. The Governmental Unit Police Supervisor may authorize the use of Governmental Unit equipment by the officer when such use is determined by the Governmental Unit Police Supervisor to be in the best interests of the public safety and necessary to the assignment.

h. For school-related functions (i.e., sporting events, prom, graduation, etc.) covered by this Section II.E, extra duty must be approved by the principal of the school requesting extra duty assignments; for extra duty assignments that extend the officer's normal duties, there must be prior approval from the School District Superintendent or designee's office.

F. **PERFORMANCE APPRAISAL.** Each SRO's performance will be evaluated consistent with Governmental Unit policy and procedures by the assigned Police Supervisor, who will seek and accept input from the respective school principal or their designees.

G. **SELECTION.** The SRO will be selected in a manner as agreed upon by the Governmental Unit's police chief or sheriff, as applicable, with input by members of the School District.

H. **VEHICLE.** As necessary to the duties of the position, and subject to availability, the SROs will be provided on-duty use of an appropriate Governmental Unit law enforcement agency vehicle. Such vehicle will be provided by the Governmental Unit, unless specifically agreed to in writing otherwise.

I. **LIABILITY COVERAGE.** The Governmental Unit and School District shall exchange evidence of insurance showing general liability coverage for the School District and general liability and police professional coverage of the Governmental Unit in the minimum amount established by the Colorado Governmental Immunity Act for protection from claims for bodily injury, death, property damage, or personal injury which may arise through the execution of this Agreement, through the Governmental Unit's Risk Manager and the School District's Superintendent. Such evidence shall be approved by each recipient prior the commencement of this Agreement. Nothing set forth herein shall be interpreted to supersede the provisions of § 29-5-101, C.R.S. and following, to the extent applicable, and such statute shall control in the event of a conflict between the statute and this Agreement.

J. **TERMINATION.** Either the Governmental Unit or School District may terminate this Agreement without cause upon 30 days written notice. Upon termination, any funds provided by the School District for the services of a SRO under this Agreement that have not been provided as of the termination date, shall be returned to the School District. Upon termination, all services of a SRO provided by the Governmental Unit under this Agreement prior to the termination date that have not been paid for by the School District as of the termination date, shall be paid by the School District within thirty days of the effective date of termination of this Agreement. Notice shall be given to the Governmental Unit police chief or sheriff, as applicable, or the School District Superintendent as appropriate.

K. **ENTIRE AGREEMENT.** This Agreement contains the entire agreement of the parties. Amendment of this Agreement may be made only in writing and signed by the parties hereto.

L. **RELATIONSHIP OF THE PARTIES.** It is mutually agreed and understood that nothing contained in this Agreement is intended or shall be construed as in any way establishing the relationship of co-partners or a joint venture between the Governmental Unit and the School District or as construing the School District, including its officers, agents, volunteers and employees, as an agent of the Governmental Unit or of construing the Governmental Unit, including its officers, agents, volunteers and employees as an agent of the School District. The School District shall not represent that the SROs employees or agents of the School District in any capacity. The SROs shall not represent that they are employees or agents of the School District in any capacity. The SROs shall remain solely employees of the Governmental Unit.

M. **NO THIRD-PARTY BENEFICIARIES.** None of the terms or conditions in this Agreement gives or allows any claim, benefit, or right of action by any third person not a party hereto. Any person other than the Governmental Unit or the School District receiving services or benefits under this Agreement is only an incidental beneficiary. Nothing in this Agreement shall be deemed as a waiver of immunity or liability granted to the Governmental Unit and the School District under the Colorado Governmental Immunity Act Section 24-10-101, *et seq.*, C.R.S.

III.

TERM OF AGREEMENT

The term of this Agreement shall be July 1, 2025, through June 30, 2026. This Agreement may be renewed each year for one additional year upon written certification by each party that funds sufficient to pay the respective expenses of the Governmental Unit and the School District for any additional year have been authorized by the Governmental Unit and the School District respectively.

The respective costs for the Governmental Unit and the School District for each school year will be detailed in a new **Exhibit A** for each additional school year.

IV.

MISCELLANEOUS

A. PRESERVATION OF IMMUNITY. Nothing in this Agreement shall be construed: (i) as a waiver by either party of immunity provided by common law or by statute, specifically including the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as it may be amended from time to time; (ii) as creating an assumption of any duty or obligation with respect to any third party where no such duty previously existed; or (iii) as creating any rights enforceable by such third parties.

B. INFORMATION SHARING. The appropriate Governmental Unit law enforcement agency, the School District, Boulder County District Attorney's Office, Boulder County Juvenile Probation, Boulder County Department of Social Services, Boulder County District Attorney's Office, and other governmental agencies have entered into a juvenile information exchange agreement and agree to abide by and share information that is in accordance with Colorado State law, C.R.S. § 19-3-303, that mandates the sharing of information between these separate agencies when dealing with delinquency, dependency, and neglect cases.

C. GOVERNING LAW AND VENUE. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

D. NO WAIVER. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Governmental Unit or the School District shall not constitute a waiver of any of the other terms or obligation of this Agreement.

E. NOTICE. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the party at the address set forth below:

To School District:
Superintendent
395 South Pratt Parkway
Longmont, CO 80501

To Governmental Unit:
Town of Mead
441 Third Street
Mead, CO 80542

F. SEVERABILITY. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. ASSIGNMENT. Neither this Agreement nor any of the rights or obligations of the parties shall be assigned by either party without the written consent of the other.

H. NON-APPROPRIATION/TABOR. The parties understand and acknowledge that the Governmental Unit and the School District are subject to Article X, § 20 of the Colorado Constitution ("TABOR"). The parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Agreement to the contrary, any payment obligation of the School District is expressly dependent and conditioned upon the continuing availability of funds beyond the term of the current fiscal period ending upon the next succeeding June 30. Financial obligations payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of the School District, as applicable, and other applicable law. Notwithstanding any other provision of this Agreement concerning termination, upon the School District's failure to appropriate such funds, this Agreement shall automatically terminate.

I. BINDING ARBITRATION PROHIBITED. Neither party agrees to binding arbitration by any extra-judicial body or person. Any provision to the contrary in this Agreement or incorporated herein by reference shall be null and void.

J. SOFTWARE PIRACY PROHIBITION. Governor's Executive Order D 002 00. School District or other public funds payable under this Agreement shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Governmental Unit hereby certifies and warrants that, during the term of this Agreement and any extensions, Governmental Unit has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the School District determines that Governmental Unit is in violation of this provision, the School District may exercise any and all remedies available at law, in equity, or under this Agreement, including, without limitation, immediate termination of this Agreement and any remedy consistent with federal copyright laws or applicable licensing restrictions.

K. EMPLOYEE FINANCIAL INTEREST/CONFLICT OF INTEREST. School District Board Policy GBEA. The signatories aver that to their knowledge and without prior approval of the School District's Board of Education, no employee of the School District has any personal or beneficial interest in the service or property described in this Agreement. Governmental Unit has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Governmental Unit's services and Governmental Unit shall not employ any person having such known interests.

L. STUDENT DATA PRIVACY. § 22-16-101 et seq., C.R.S. Governmental Unit agrees that any data given to it by the School District in order to perform its obligations under this Agreement (i.e., student personally identifiable information, demographic data, financial data, etc., collectively referred to herein as "Confidential Data"), whether provided through electronic transfer or on physical drives, remains the sole property of the School District. Governmental Unit shall maintain the Confidential Data in the strictest confidence consistent with, and shall comply with, the Colorado Student Transparency and Security Act (in particular § 22-16-108 through 110, C.R.S.), Children's Online Privacy Protection Rule, and the Federal Education Rights and Privacy Act. Any discovery of Confidential Data by Governmental Unit in the ordinary course of business shall remain confidential and shall similarly be maintained in a manner consistent with all Colorado and federal laws. Confidential Data shall not be passed, transported, or otherwise moved outside the School District networks, Governmental Unit's secure data transmission site, or off School District property without written approval from the School District's Chief Technology Officer. Confidential Data stored on School District equipment shall not be duplicated or transferred to a different media without the School District's express written consent. Changes to Governmental Unit's practices, privacy policy, or end user license agreement that conflict with existing Colorado or federal laws and material breaches that involve the misuse or unauthorized release of Confidential Data may result in immediate termination of this Agreement.

1. **Data Transparency:** Governmental Unit shall provide clear information that is understandable by a layperson explaining the data elements of the Confidential Data that Governmental Unit collects, the learning purpose for which Governmental Unit collects it, and how Governmental Unit uses and shares it. The information must include all Confidential Data that Governmental Unit collects regardless of whether it is initially collected or ultimately held individually or in the aggregate. Governmental Unit shall provide the information to the School District in a format that is easily accessible through a website. Governmental Unit shall update the information as necessary to maintain accuracy.

Governmental Unit shall provide clear notice to the School District before making material changes to its privacy policy for school services.

Governmental Unit shall facilitate access to and correction of any factually inaccurate Confidential Data by the School District in response to a request for

correction that the School District receives and responds to in accordance with Section 22-16-112(1)(c), C.R.S.

Upon discovering the misuse or unauthorized release of the Confidential Data held by Governmental Unit, a subcontractor of Governmental Unit, or a subsequent subcontractor, Governmental Unit shall notify the School District as soon as possible, regardless of whether the misuse or unauthorized release is a result of a material breach of the terms of this Agreement.

2. Use of Confidential Data. Governmental Unit shall not:

- a. Sell the Confidential Data; except that this prohibition does not apply to the purchase, merger, or other type of acquisition of Governmental Unit, or any assets of Governmental Unit, by another entity, so long as the successor entity continues to be subject to the provisions of C.R.S. § 22-16-101 et seq. with respect to the Confidential Data that Governmental Unit acquired while subject to the provisions of C.R.S. § 22-16-101 et seq.;
- b. Use or share Confidential Data for purposes of targeted advertising to students; or
- c. Use Confidential Data to create a personal profile of a student other than for supporting purposes authorized by the School District or with the consent of the student or the student's parent.

Notwithstanding any provision of C.R.S. § 22-16-101 et seq. to the contrary, Governmental Unit may use or disclose Confidential Data to:

- i. Ensure legal or regulatory compliance or to take precautions against liability;
- ii. Respond to or participate in the judicial process;
- iii. Protect the safety of users or others on Governmental Unit's website, online service, online application, or mobile application; or
- iv. Investigate a matter related to public safety.

If Governmental Unit uses or discloses Confidential Data as allowed above, Governmental Unit shall notify the School District as soon as possible after the use or disclosure of the information.

Governmental Unit may use or disclose Confidential Data to a subcontractor only if Governmental Unit contractually requires the subcontractor to comply with C.R.S.

§ 22-16-101 and following. The provisions of this paragraph apply to the ability of an initial or subsequent subcontractor to further subcontract. If the School District determines that an initial or subsequent subcontractor has committed a material breach of this Agreement that involves the misuse or unauthorized release of Confidential Data, the School District shall comply with the requirements of Sections 22-16-105(5) (a) or 22-16-107 (2) (a), as applicable; except that the School District is not required to consider terminating this Agreement if Governmental Unit terminates this Agreement with the subcontractor as soon as possible after Governmental Unit knows or has reason to know of the initial or subsequent subcontractor's material breach.

A student may consent to the use, sharing, or retention of the student's Confidential Data only if the student is at least eighteen years of age or legally emancipated.

3. **Confidential Data Security and Destruction.** Governmental Unit shall maintain a comprehensive information security program that is reasonably designed to protect the security, privacy, confidentiality, and integrity of the Confidential Data. The information security program must make use of appropriate administrative, technological, and physical safeguards.

During the term of this Agreement between Governmental Unit and the School District, if the School District requests destruction of a student's Confidential Data collected, generated, or inferred as a result of this Agreement, Governmental Unit shall destroy the information as soon as practicable after the date of the request unless:

- a. Governmental Unit obtains the consent of the student or the student's parent to retain the student's Confidential Data; or
- b. The student has transferred to another public education entity and the receiving public education entity has requested that Governmental Unit retain the student's Confidential Data.

Following the termination or conclusion of this Agreement between Governmental Unit and the School District, Governmental Unit shall, within the time period specified in this Agreement, destroy all Confidential Data collected, generated, or inferred as a result of this Agreement. If this Agreement does not specify a period for destruction of the Confidential Data, Governmental Unit shall destroy the information when the information is no longer needed for the purpose of this Agreement between Governmental Unit and the School District. Governmental Unit shall notify the School District of the date upon which all of the Confidential Data is destroyed.

M. ALTERNATIVE DISPUTE RESOLUTION. In the event of any dispute or claim arising under or related to this Agreement, the parties shall use their best efforts to settle such

dispute or claim through good faith negotiations with each other. If such dispute or claim is not settled through negotiations within thirty (30) days after the earliest date on which one party notifies the other party in writing of its desire to attempt to resolve such dispute or claim through negotiations, then the parties agree to attempt in good faith to settle such dispute or claim through mediation conducted by the Judicial Arbiter Group (“JAG”) of Denver, Colorado or, if JAG is no longer in existence, or if the parties mutually agree otherwise, then under the auspices of a recognized established mediation service within the State of Colorado. Such mediation shall be conducted within sixty (60) days following either party’s written request therefor. If such dispute or claim is not settled through mediation, then either party may initiate a civil action in the District Court for Boulder County.

N. ATTORNEYS’ FEES. For any dispute arising from or related to this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys’ fees and costs whether or not legal proceedings are instituted.

O. AUTHORITY OF PARTIES/SIGNATORIES. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party’s obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

[Remainder of page intentionally left blank; signatures appear on following page.]

Executed this _____ day of _____, 2025.

GOVERNMENTAL UNIT
(TOWN OF MEAD, COLORADO)

SCHOOL DISTRICT

Helen Migchelbrink, Town Manager
Town of Mead

Dr. Jackie Kapushion,
Superintendent
St. Vrain Valley School District RE-1J

ATTEST:

ATTEST:

TOWN CLERK

SECRETARY

EXHIBIT A
School Resource Officer Compensation

A. School Year

This document is an exhibit to the **INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD AND THE ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J FOR A JOINT SCHOOL RESOURCE OFFICER PROGRAM** and applies to the fiscal year July 1, 2025 through June 30, 2026.

B. School Sites

School District school sites involved in the School Resource Officer Program shall be determined prior to the start of each school calendar (August-May) and should include School Resource Officer (“SRO”) staffing expectations. School sites chosen for the 2025-26 school year are:

Mead High School	2 SROs (1 additional SRO added in Oct. 2025)
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SRO support upon request at Middle/Elementary schools.

C. Compensation by School Year

1. 2025-26 School Year. For the 2025-26 school year, School District shall pay to the Governmental Unit the below listed costs as its portion of the 2025 salaries of the SROs for the schools identified in paragraph B above:

1 SRO at 50% of 9 months 2025 salary =	\$33,190.15
Annual Salary =	\$88,507.06
1 SRO at 100% of 12 months salary and benefits	
Annual Salary =	\$105,817.30
Benefits =	\$38,985.48
1 SRO at 100% of 9 months’ salary and benefits	
Annual Salary =	\$77,610.10
Benefits =	\$29,432.88

Projected one-time Reimbursement Costs for the new SRO in 2025

One-time Cost = \$121,411.75

Total Payment for 2025-26 school year = \$406,447.66

2. Extra Duty Pay. Salary costs for the first officer assigned to perform extra duty services for a function will be covered by the appropriate Governmental Unit law enforcement agency. Pursuant to Section II. E of the Agreement, for school-related functions (i.e., sporting events, prom, graduation, etc.) extra duty must be approved by the principal of the school requesting extra duty assignments. For extra duty assignments that extend the officer's normal duties, there must be prior approval from the School District Superintendent or designee. For each additional officer assigned to the School District for extra duty coverage, the School District will remit to the Governmental Unit a sum equal to \$ 99 per hour of the assignment. Said payment will cover the applicable rate of compensation to the officer plus the Governmental Unit's additional costs, including but not limited to overtime compensation, payroll taxes, and other benefits and costs.

CERTIFICATION OF AVAILABLE FUNDS

Executed this _____ day of _____, 20____

I hereby certify that the School District has budgeted sufficient funds to pay its respective costs for the School Resource Officer Program for the school year identified in paragraph C above.

SCHOOL DISTRICT

Dr. Jackie Kapushion, Superintendent
St. Vrain Valley School District RE-1J

I hereby certify that the Governmental Unit has budgeted sufficient funds to pay its respective costs for the School Resource Officer Program for the school year identified in paragraph C above. Additionally, I hereby certify that the Governmental Unit will include proposed funding sufficient to pay its respective share of the costs for the School Resource Officer Program for that portion of the school year identified in paragraph C above which is included in the Governmental Unit's fiscal year commencing on January 1, 2026.

Helen Migchelbrink, Town Manager
Town of Mead



Agenda Item Summary

Agenda Date: 10/13/2025

Subject: Ordinance No. 1092 – An Ordinance of the Town of Mead, Colorado, Repealing and Replacing Articles II Through X of Chapter 18 of the Mead Municipal Code and Adopting by Reference and Amending the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Plumbing Code, the 2024 International Energy Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, and Providing Penalties for Code Violations

Presented by: Collin Mieras, Interim Community Development Director

Summary:

Before the Board of Trustees (the “Board”) for consideration on first reading is an ordinance which adopts by reference the 2024 versions of certain international codes relating to building safety, specifically including the following:

1. The International Building Code, 2024 version.
2. The International Residential Code, 2024 version.
3. The International Mechanical Code, 2024 version.
4. The International Fuel Gas Code, 2024 version.
5. The International Plumbing Code, 2024 version.
6. The International Energy Conservation Code, 2024 version.
7. The International Property Maintenance Code, 2024 version.
8. The International Existing Building Code, 2024 version.
9. The International Swimming Pool and Spa Code, 2024 version.

(together, the “International Codes”).

The purpose of the International Codes is generally to regulate and control the design, construction, quality of materials, use and occupancy, location and maintenance of all commercial, single-family and multi-family buildings and structures within the Town of Mead (the “Town”). The Town is currently operating under prior versions of the International Codes, as specifically referenced in Chapter 18 of the Mead Municipal Code (“MMC”).

Ordinance No. XX (the “Ordinance”) repeals and replaces Articles II through X of Chapter 18 of MMC to adopt by reference separate codified sets of regulations that are published by the International Code Council (ICC). As applicable, the Ordinance identifies specific amendments to each of the International Codes that have been recommended by SAFEbuilt, who is the Town’s Chief Building Official. Mr. Tim Moroney with SAFEbuilt is scheduled to provide an overview to the Board at the October 13th regular meeting regarding the International Codes and the specific amendments to each of the International Codes that are recommended by SAFEbuilt. The Ordinance also establishes that violations of the International Codes are

punishable by a fine of not more than one thousand dollars (\$1,000.00), with each day that a violation continues being deemed a separate offense.

The adoption of codes by reference is governed by state statute (C.R.S. § 31-16-203), which requires that the Ordinance be introduced at one meeting and also considered at a public hearing ordered by the Board. The statute requires the Town to publish notice of the public hearing two times, once at least 15 days prior to the scheduled hearing and once at least 8 days before the hearing.

Staff is recommending that the public hearing on the Ordinance be scheduled for the Board's November 10, 2025 regular meeting.

To comply with the requirements of C.R.S. § 31-16-203, the notice of the November 10, 2025 public hearing is scheduled to be published on the following dates:

- Thursday, October 16, 2025, in The Longmont Times-Call
- Thursday, October 23, 2025, in The Longmont Times-Call

A copy of the publisher's affidavit will be made part of the legislative record for the Ordinance on second reading.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends approval of the Ordinance on first reading.

A motion to approve the October 13, 2025 consent agenda will approve the Ordinance (on first reading), which will result in the public hearing on the Ordinance being scheduled for November 10th regular meeting.

If the Ordinance is pulled from consent for additional questions, Town staff recommends the following motion:

Suggested Motion:

"I move to approve Ordinance No. 1092 - An Ordinance of the Town of Mead, Colorado, Repealing and Replacing Articles II Through X of Chapter 18 of the Mead Municipal Code and Adopting by Reference and Amending the 2024 International Building Code, the 2024 International Residential Code, the 2024 International Mechanical Code, the 2024 International Fuel Gas Code, the 2024 International Plumbing Code, the 2024 International Energy Code, the 2024 International Property Maintenance Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, and Providing Penalties for Code Violations"

I further move to set second reading and public hearing on the Ordinance for November 10, 2025 at 6:00PM at Town Hall. And I further move to ratify all actions of the Town Clerk to finalize and provide timely notice of the November 10, 2025 public hearing in accordance with the applicable requirements of state law."

Attachments:

1. Ordinance No. 1092

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1092**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, REPEALING AND REPLACING ARTICLES II THROUGH X OF CHAPTER 18 OF THE MEAD MUNICIPAL CODE AND ADOPTING BY REFERENCE AND AMENDING THE 2024 INTERNATIONAL BUILDING CODE, THE 2024 INTERNATIONAL RESIDENTIAL CODE, THE 2024 INTERNATIONAL MECHANICAL CODE, THE 2024 INTERNATIONAL FUEL GAS CODE, THE 2024 INTERNATIONAL PLUMBING CODE, THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2024 INTERNATIONAL EXISTING BUILDING CODE, THE 2024 INTERNATIONAL SWIMMING POOL AND SPA CODE, AND PROVIDING PENALTIES FOR CODE VIOLATIONS

WHEREAS, the Board of Trustees of the Town of Mead ("Board of Trustees") has the authority pursuant to C.R.S. § 31-15-401 and its general police powers to pass and enforce regulations which may be necessary or expedient for the promotion of the health, safety and welfare of the citizens of the Town of Mead ("Town"); and

WHEREAS, international building and construction standards have been developed and from time to time amended and updated by the International Code Council, Inc. ("ICC"), as set forth in the ICC's International Code Series; and

WHEREAS, the Town previously adopted by reference Chapter 30 of the Weld County Code concerning sewage systems, the 2023 National Electrical Code, and earlier versions of the ICC's International Code Series to collectively constitute the Town's Building Code; and

WHEREAS, in furtherance of the public health, safety and welfare of the Town of Mead, the Board of Trustees desires to amend Articles II through X of Chapter 18 of the Mead Municipal Code to adopt the 2024 editions of the ICC's International Code Series (collectively, the "Codes"); and

WHEREAS, the Board held a public hearing, with proper notice provided in accordance with Title 31, Article 16, Part 2 of the Colorado Revised Statutes, to consider adoption of the Codes on the date, time and place noticed; and

WHEREAS, copies of the Codes are available in the Town Clerk's Office located at Town Hall, 441 Third Street, Mead, CO 80542 for review and inspection by the public during regular business hours; and

WHEREAS, the Board has determined, based on the evidence and testimony presented at the public hearing, that the adoption of the Codes, as amended herein, will further the health, safety and welfare of the public.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. Sec. 18-1-90 of the Mead Municipal Code is hereby repealed in its

entirety and replaced to read in full as follows:

Sec. 18-1-90. Violations and Penalty.

Violation of the provisions of this Chapter, including each supplemental code adopted herein, shall be subject to this violation section.

(1) Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, repair, move, remove, demolish or utilize any building, structure or equipment regulated by this Chapter, or cause the same to be done, in conflict with or in violation of any of the provisions of this Chapter.

(2) Prosecution of violation. Any person, firm or corporation who violates a provision of this chapter, fails to comply with any of the requirements thereof or erects, installs, alters or repairs work in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this chapter, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.

In addition to any of the foregoing remedies, the Town Attorney, acting in behalf of the Town, may institute appropriate action to prevent unlawful construction, restrain, correct or abate a violation, prevent illegal occupancy of a building, structure or premises or stop an illegal act, conduct, business or utilization of the installations on or about any premises.

Section 3. Article II of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE II

Building Code

Sec. 18-2-10. Title.

This Article shall be known as the *Mead Building Code*.

Sec. 18-2-20. Adoption.

- (1) The International Building Code, 2024 Edition, Chapters 1 through 35 inclusive and Appendix Chapter I and N, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the building code of the Town.
- (2) One (1) copy of the International Building Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-2-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-2-40. Amendments

The International Building Code, 2024 Edition ("IBC"), is hereby amended as follows:

- (1) IBC Section 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IBC Section 101.4.3 (Plumbing) is amended by deleting the last sentence in its entirety and replacing it with the following:

The provisions of Chapter 30 of the Weld County Code, as adopted and amended by the Town, shall apply to private sewage disposal systems.

- (3) IBC Section 101.4.5 (Fire prevention) is amended by replacing "International Fire Code" with "adopted fire code".
- (4) IBC Section 101.4.6 (Energy) is amended by replacing the words "International Energy Conservation Code" with "2024 International Energy Conservation Code".
- (5) IBC Section 105.1 (Required) is amended by replacing the words "Building Official" with "Town of Mead".
- (6) IBC Section 105.2 (Work exempt from a permit) is amended deleting and replacing exceptions 1 and 2 and adding exception 14 follows:

1. One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure and;

A. The accessory building is subordinate to the principal building; and

B. The accessory building is located on the same lot or parcel as the principal building.

2. Fences not over 6 feet (2134mm) high. Swimming pool barriers of any height are not exempt from permits.

14. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

- (7) IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replacing it with the following language:

105.5 Expiration.

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

- (8) IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced with the following language:

109.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

- (9) IBC Section 109.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following language:

109.6 Refunds.

The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

- (10) IBC Section 111.3 (Temporary occupancy) is amended by deleting the words "building official" in the first and second sentence and replacing it with "Town".
- (11) IBC Section 113.1 (General) is amended by deleting the last two sentences and inserting the following:

The members of the Board of Appeals shall be comprised of the members of the Town of Mead Board of Trustees.

- (12) IBC Section 113.3 (Qualifications) is amended by deleting the section in its entirety.
- (13) IBC Section 114.2 (Notice of violation) is amended by adding the following language after the last sentence:

Notices of violations shall be delivered in accordance with section 109.4 through 109.4.2 of 2024 the International Property Maintenance Code, as adopted and amended by the Town.

- (14) IBC Section 202 (Definitions) is amended by addition of the following:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

- (15) IBC Section 310.4.1 (Care Facilities within a Dwelling) is amended by the addition of the following to the beginning of the first sentence:

Except as in provided in C.R.S. § 26-6-104.5 (concerning family childcare homes),

- (16) IBC Section 915.2.1 (Dwelling units) is amended by deleting the first sentence and replacing it with the following sentence:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area, and every level that has a fuel burning appliance.

- (17) IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

- (18) IBC Section 1015.8 (Window openings) is amended by deleting the first paragraph and replacing it with the following:

Windows in group R-2 and R-3 buildings including dwelling units, where the bottom of the clear opening of an operable window is located less than 24 inches (609 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with the following:

- (19) IBC Section 1015.9 (Below Grade Openings) is added to read as follows:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the

building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of the 2014 International Residential Code.
3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation.

(20) IBC Section 1031.3.1 (Minimum Size) is amended by the deletion of the exception.

(21) IBC Section 1031.5.1 (Minimum size) is amended to read as follows:

For all building permits issued after the effective date of the 1997 UBC Adoption, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of the 1997 UBC Adoption, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Town's regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the Town.

(22) IBC Section 1301.1.1 (Criteria) is amended by replacing "International Energy Conservation Code" with the "2024 International Energy Conservation Code".

(23) IBC Section 1507.2.1 (Deck Requirements) is amended by adding a second sentence to read as follows:

Gaps in solidly sheathed or plank decking shall not exceed 1/8 inch.

(24) IBC Section 1608.2 (Ground Snow Loads) is amended by adding the following sentence:

The ground snow loads shall be established using the most current ASCE 7 Hazard Tool, but shall not be less than 30 psf.

(25) IBC Section 1609.3 (Basic Wind Speed) is amended by deleting the section in its entirety and replacing it with the following:

IBC Section 1609.3 (Basic Wind Speed)

The basic Wind speed for risk category I Structures: 100 miles per hour for 3-second gust.

The basic Wind speed for risk category II Structures: 105 miles per hour for 3-second gust.

The basic Wind speed for risk category III Structures: 110 miles per hour for 3-second gust.

The basic Wind speed for risk category IV Structures: 115 miles per hour for 3-second gust.

- (26) IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "Town of Mead" where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town 9/26/2024, where indicated by [Date of Issuance].
- (27) IBC Section 1809.5 (Frost Protection) is amended by deleting the sentence "Extending below the frost line of the locality" and replacing it with the following:

Extending below the frost line of 30 inches.

Section 4. Article III of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE III

Residential Code

Sec. 18-3-10. Title.

This Article shall be known as the *Mead Residential Code*.

Sec. 18-3-20. Adoption.

- (1) The International Residential Code, 2024 Edition, Chapters 1 through 43 inclusive and Appendix Chapter BF, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the residential code of the Town.
- (2) One (1) copy of the International Residential Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-3-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-3-40. Amendments.

The International Residential Code, 2024 Edition ("IRC"), is hereby amended as follows:

- (1) IRC Section R101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IRC Section R103.1 (Creation of Agency) is amended by adding "Town of Mead" where indicated.

- (3) IRC Section R105.1 (Required) is amended by replacing the words “building official” with “Town”.
- (4) IRC Section R105.2 (Work Exempt from permit) is amended by deleting exception 5 in its entirety and deleting exceptions 1, 2 and 10 under “Building” and replacing them with the following:

1. One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure.

2. Fences not over 6 feet (2134 mm) in height.

10. Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

- (5) IRC Section R105.5 (Expiration) is amended by deleting the section in its entirety and replacing it with the following:

R105.5 Expiration.

Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

- (6) IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing it with the following:

R108.5 Refunds.

The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original applicant or permittee, as applicable, not later than 180 days after the date of fee payment.

- (7) IRC Section R108.6 (Work commencing before permit issuance) is amended by deleting the section in its entirety and replacing it with the following:

R108.6 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being in addition to all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

- (8) IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

R109.1.5.2 Insulation inspection.

Inspection of the structure shall be made following the installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

- (9) IRC Section R112.1 (General) is amended by deleting the last three sentences and inserting the following in their place:

The members of the Board of Appeals shall be comprised of the members of the Town of Mead Board of Trustees.

- (10) IRC Section R112.3 (Qualifications) is amended by deleting this section in its entirety.

- (11) IRC Section R113.2 (Notice of violation) is amended by adding the following sentence after the last paragraph:

Notices of violations shall be delivered in accordance with section 109.4 through 109.4.2 of the 2024 International Property Maintenance Code, as adopted by the Town.

- (12) IRC Section R202 (Definitions) is amended by the addition of the following in alphabetical order:

“Sleeping Room” (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

- (13) IRC Table R301.2 (1) is completed to provide the following:

Table R301.2 (1)
Climatic and Geographic Design Criteria

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Windborne debris zone		Weathering	Frost line depth	Termite				
30psf	115	No	Yes	No	B	Severe	30 in	Slight to Moderate	Yes	9/26/24	1000	45°F

MANUAL J DESIGN CRITERIA

Elevation	Altitude correction factor	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference
—	—	—	—	—	—	—
Latitude	Daily range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference

- (14) IRC Section R308.1 (Address Identification) is amended by deleting the 6th sentence and replacing it with the following:

Numbers shall be a minimum of 4 inches high with a minimum stroke width of ½ inch.

- (15) IRC Section R309.2 (One-two family dwellings automatic fire sprinklers) is amended by the deletion of this section in its entirety.

- (16) IRC Section R311.3 (Location) is amended by replacing the first paragraph with the following:

Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area, and on each level of a fuel burning appliance.

- (17) IRC Section R319.1 (Emergency Escape and Rescue Openings) is amended by deleting the first paragraph and replacing it with the following:

All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.2.

- (18) IRC Section R319.2.1 (Minimum size) is amended by the deletion of the exception.

- (19) IRC Section R319.4 (Area wells) is amended by the addition of the following:

For all building permits issued after the effective date of Ordinance 1999-1021, June 14, 1999, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of Ordinance 1999-1021, June 14, 1999, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Town's regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the Town.

- (20) IRC on R319.4.2 (Ladder and steps) is amended by the addition of the following exception to read as follows:

Exception: Only one window well ladder shall be required in an unfinished basement.

- (21) IRC Section R321.1.1 (Guards required) is amended by the addition of the following:

All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

- (22) IRC Section R401.2 (Requirements) is amended by the addition of the following paragraph after the first paragraph:

All new Group R Division 3 occupancy foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm's name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies.

- (23) IRC Section R402.2 is amended by the addition of the following section:

IRC Section 402.2.2 (Minimum spacing of concrete joints)

Control joints in concrete shall be spaced a minimum 30 times the thickness of the concrete and no greater than 10 feet.

- (24) IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence:

All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

- (25) IRC Section R405.2.3 (Drainage System) is amended by the addition of the following to the end of this section:

In no case shall the bottom of the basement floor or crawl space finished grade lie within three (3) feet of the ground water table (determined as provided in this Section below). In cases where the bottom of the basement floor or crawl space finished

grade is proposed to lie between three (3) feet and five (5) feet of the ground water table (determined as provided in this Section below), a sump and functioning sump pump shall be provided to drain the porous layer and footings. In cases where the bottom of the basement floor or crawl space finished grade is proposed to lie five (5) feet or more above the ground water table (determined as provided herein), a sump shall be provided to drain the porous layer and footings.

For purposes of this Section, the location of the ground water table shall be determined based on an "open-hole" inspection of the site, certified by a Licensed Professional Engineer. No foundation components shall be installed until the location of the ground water table is determined and applicability of sump and/or sump pump requirements are addressed as provided herein.

- (26) IRC Section R502.6 (Bearing) is amended by deleting the section in its entirety and replacing it with the following:

IRC Section R502.6 (Bearing)

The ends of each joist, beam or girder shall have not less than 1 1/2 inches (38 mm) of bearing on wood or metal, have not less than 3 inches of bearing (76 mm) on masonry or concrete or be supported by approved joist hangers. Alternatively, the ends of joists shall be supported on a 1-inch by 4-inch (25 mm by 102 mm) ribbon strip and shall be nailed to the adjacent stud. The bearing on masonry or concrete shall be direct, or a sill plate of 2-inch-minimum (51mm) nominal thickness shall be provided under the joist, beam or girder, or a maximum of 2-inch solid steel shims with a minimum thickness each of 1 inch (25.4 mm) shall be provided under the joist, beam or girder. Individual shims shall not be stacked greater than 1/4 inch under any single beam. Wood shims shall NOT be allowed. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 mm²).

- (27) IRC Section R703.10.2 (Lap siding) is amended by deleting the section in its entirety and replacing it with the following:

IRC Section R703.10.2 (Lap siding)

Fiber cement lap siding having a maximum width of 12 inches (305 mm) shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Lap siding shall be lapped a minimum of 1 1/4 inches (32mm) and lap siding not having tongue and groove end joints shall have the ends protected with caulking, covered with an H-section joint cover, located over a strip of flashing, or shall be designed to comply with section R703.1. Lap siding courses, wall penetrations, and end joints shall be installed with the fastener heads exposed or concealed, and in accordance with table R703.3(1) or approved manufactures instructions.

- (28) IRC Section M1502.4.6 (Duct Length) is amended by deleting "Through M1502.4.6.3" from the first paragraph.
- (29) IRC Section M1502.4.6.2 (Manufactures instructions) is deleted in its entirety.
- (30) IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following sentence:

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

- (31) IRC Section G2415.12.1 (Individual outdoor appliances) is deleted in its entirety.
- (32) IRC Section G2417.4.1 (Test pressure) is amended by replacing “3 psig (20 kPa gauge)” with “10 psig”.
- (33) IRC Section G2417.4.2 (Test duration) is amended by replacing “10 Minutes” with “15 Minutes”.
- (34) IRC Section P2503.5.1 (Rough plumbing) is amended by deleting the first sentence and replacing it with the following:

DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage.
- (35) IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated by [NUMBER] to read “12 inches (305 mm)”.
- (36) IRC Section P3103.1 (Roof extension) is amended by replacing “6 inches” with “12 inches”.

Section 5. Article IV of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE IV

Mechanical Code

Sec. 18-4-10. Title.

This Article shall be known as the *Mead Mechanical Code*.

Sec. 18-4-20. Adoption.

- (1) The International Mechanical Code, 2024 Edition, Chapters 1 through 15 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the mechanical code of the Town.
- (2) One (1) copy of the International Mechanical Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-4-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-4-40. Amendments.

The International Mechanical Code, 2024 Edition ("IMC"), is hereby amended as follows:

- (1) IMC Section 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IMC Section 103.1 (Creation of Agency) is amended by addition of the term "Town of Mead" where indicated.

Section 6. Article V of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE V

Fuel Gas Code

Sec. 18-5-10. Title.

This Article shall be known as the *Mead Fuel Gas Code*.

Sec. 18-5-20. Adoption.

- (1) The International Fuel Gas Code, 2024 Edition, Chapters 1 through 8 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the fuel gas code of the Town.
- (2) One (1) copy of the International Fuel Gas Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-5-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-5-40. Amendments.

The International Fuel Gas Code, 2024 Edition ("IFGC") is hereby amended as follows:

- (1) IFGC Section 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.

- (2) IFGC Section 103.1 (Creation of Agency) is amended by adding "Town of Mead" where indicated.
- (3) IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following sentence:

All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

- (4) IFGC Section 404.12.1 (Individual outdoor appliances) is amended by the deletion of this section in its entirety and replacing it with the following language:

IFGC Section 404.12.1

Individual lines to outdoor lights, grills and other appliances shall be installed not less than 18 inches (457 mm) below finished grade, provided that such installation is approved and is installed in locations not susceptible to physical damage.

- (5) IFGC Section 406.4.1 (Test pressure) is amended by changing "3 psig (20 kPa gauge)" to "10 psig".
- (6) IFGC Section 406.4.2 (Test duration) is amended by changing the second sentence to read in full as follows:

When testing a system having a volume less than 10 cubic feet or a system in a single-family dwelling, the test duration shall be not less than 15 minutes.

Section 7. Article VI of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE VI

Plumbing Code

Sec. 18-6-10. Title.

This Article shall be known as the *Mead Plumbing Code*.

Sec. 18-6-20. Adoption.

- (1) The International Plumbing Code, 2024 Edition, Chapters 1 through 13 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the plumbing code of the Town.
- (2) One (1) copy of the International Plumbing Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-6-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-6-40. Amendments.

The International Plumbing Code, 2024 Edition ("IPC"), is hereby amended as follows:

- (1) IPC Section [A] 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IPC Section [A] 103.1 (Creation of Agency) is amended by adding "Town of Mead" where indicated.
- (3) IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated by [NUMBER] to read "12 inches (305 mm)".
- (4) IPC Section 312.1 (Required tests) is amended by deleting the words "for piping systems other than plastic" in the first paragraph.
- (5) IPC Section 312.3 (Drainage and vent air test) is amended by deleting the first sentence.
- (6) IPC Section 903.1.1 (Roof extension unprotected) is amended by inserting the number "12 (152.4 mm)" where indicated by [NUMBER] in the first sentence.

Section 8. Article VII of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE VII

Energy Conservation Code

Sec. 18-7-10. Title.

The provisions of this Article shall be known and cited as the *Mead Energy Conservation Code*.

Sec. 18-7-20. Adoption.

- (1) The International Energy Conservation Code, 2024 Edition, Chapters 1 through 6 Commercial inclusive, Chapters 1 through 6 Residential inclusive, Appendix CB Colorado Model Electric and Solar Ready Code-Commercial, and Appendix RL Colorado Model Electric and Solar Ready Code-Residential, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the energy conservation code of the Town.

- (2) One (1) copy of the International Energy Conservation Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-7-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-7-40. Amendments.

The International Energy Conservation Code, 2024 Edition ("IECC"), is hereby amended as follows:

- (1) IECC Section C101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IECC Section C103.1 (Creation of Enforcement Agency) is amended by adding "Town of Mead" where indicated.
- (3) IECC Section C109.1 (General) is amended by deleting the last three sentences and replacing them with the following sentence:

The members of the Board of Appeals shall be comprised of the members of the Town of Mead Board of Trustees.

- (4) IECC Section C109.3 (Qualifications) is amended by the deletion of this section in its entirety.

Section 9. Article VIII of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE VIII

Property Maintenance Code

Sec. 18-8-10. Title.

The provisions of this Article shall be known and cited as the *Mead Property Maintenance Code*.

Sec. 18-8-20. Adoption.

- (1) The International Property Maintenance Code, 2024 Edition, Chapters 1 through 8 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated

into this Article as though fully set forth herein as the property maintenance code of the Town.

- (2) One (1) copy of the International Property Maintenance Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-8-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-8-40. Amendments.

The International Property Maintenance Code, 2024 Edition ("IPMC"), is hereby amended as follows:

- (1) IPMC Section [A] 101.1 (Title) is amended by the addition of the term "Town of Mead" where indicated.
- (2) IPMC Section [A] 102.3 (Application of other codes) is amended by the deletion of the last sentence.
- (3) IPMC Section [A] 103.1 (Creation of Agency) is amended by the addition of the term "Town of Mead" where indicated.
- (4) IPMC Section 106.1 (General) is amended by deleting the second paragraph and inserting the following:

The members of the Board of Appeals shall be comprised of the members of the Town of Mead Board of Trustees.

- (5) IPMC Section 106.3 IPMC Section 106.3 (Qualifications) is amended by deleting the section in its entirety.
- (6) IPMC Section 302.3 (Sidewalks and driveways) is amended by deleting this section in its entirety.
- (7) IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.
- (8) IPMC Section 302.8 (Motor vehicles) is amended by deleting this section in its entirety.
- (9) IPMC Section [F] 304.3 (Premises Identification) is amended by deleting the 4th sentence and replacing it in its entirety with the following:

Numbers shall be a minimum 4 inches in height with a minimum stroke width of .5 inch.

- (10) IPMC Section 304.14 (Insect screens) is amended by the deletion of this section in its entirety.
- (11) IPMC Section 308 (Rubbish and Garbage) is amended by deleting this section in its entirety.
- (12) IPMC Section 309 (Pest Elimination) is amended by deleting this section in its entirety.
- (13) IPMC Section 604.2 (Service) is amended by replacing “NFPA 70” with “the 2023 National Electrical Code, as adopted by the Town.”

Section 10. Article IX of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE IX

Existing Building Code

Sec. 18-9-10. Title.

The provisions of this Article shall be known and cited as the *Mead Existing Building Code*.

Sec. 18-9-20. Adoption.

- (1) The International Existing Building Code, 2024 Edition, Chapters 1 through 16 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the existing building code of the Town.
- (2) One (1) copy of the International Existing Building Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-9-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-9-40. Amendments.

The International Existing Building Code, 2024 Edition (“IEBC”), is hereby amended as follows:

- (1) International Existing Building Code is amended by replacing all references to “International Fire Code” with “Adopted Fire Code”.
- (2) IEBC Section 101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated.

- (3) IEBC Section 1401.2 (Conformance) is amended by deleting the section in its entirety and replacing it with the following:

IEBC Section 1401.2 (Conformance)

Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

Section 11. Article X of Chapter 18 of the Mead Municipal Code is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE X

Swimming Pool and Spa Code

Sec. 18-10-10. Title.

The provisions of this Article shall be known and cited as the *Mead Swimming Pool and Spa Code*.

Sec. 18-10-20. Adoption.

- (1) The International Swimming Pool and Spa Code, 2024 Edition, Chapters 1 through 11 inclusive, as published by the International Code Council, Inc., 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the swimming pool and spa code of the Town.
- (2) One (1) copy of the International Swimming Pool and Spa Code, 2024 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-10-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-10-40. Amendments.

The International Swimming Pool and Spa Code, 2024 Edition ("ISPSC"), is hereby amended as follows:

- (1) ISPSC Section 103.1 (Creation of Agency) is amended by adding "Town of Mead" where indicated.

Section 12. Effective Date. This ordinance shall be published and become effective as provided by law. The amendments to the Mead Municipal Code set forth in this Ordinance

will be enforced on and after January 1, 2026.

Section 13. Remaining provisions. Except as specifically amended hereby, all other provisions of the Mead Municipal Code shall continue in full force and effect.

Section 14. Codification Amendments. The codifier of Mead's Municipal Code is hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Mead Municipal Code.

Section 15. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

Section 16. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 17. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED ON FIRST READING, AND NOTICE OF PUBLIC HEARING ORDERED PUBLISHED PURSUANT TO C.R.S. SECTION 31-16-203 AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES THE 13TH DAY OF OCTOBER, 2025.

READ, PASSED, AND ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING, AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES, THE ____ DAY OF _____, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Collen G. Whitlow, Mayor



Agenda Item Summary

Agenda Date: 10/13/2025

Subject: Resolution No. 60-R-2025 – A Resolution of the Town of Mead, Colorado, Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Property Known as the Kiteley Ranch Annexation

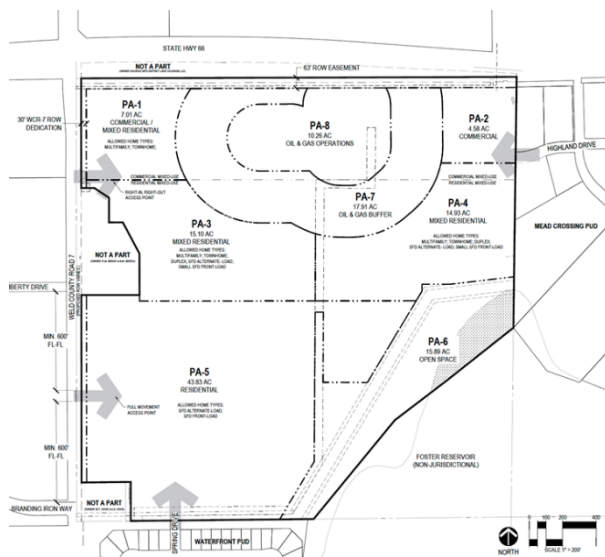
Presented by: Collin Mieras, Interim Community Development Director

Summary:

The Board of Trustees previously approved Resolution No. 50-R-2025 on August 25, 2025 (the “Substantial Compliance Resolution”). The Substantial Compliance Resolution confirms that the Petition for Annexation to the Town of Mead for an annexation generally known and referred to as the “Kiteley Ranch Annexation” (the “Petition”), which was officially filed of record with the Town Clerk of the Town of Mead on or about April 30, 2025, substantially complies with the requirements of C.R.S. § 31-12-107(1). The Substantial Compliance Resolution also: (1) referred the Kiteley Ranch Annexation (“Annexation”) to the Planning Commission for a recommendation, and (2) set the “eligibility hearing” required under state law for October 13, 2025 at 6:00 p.m. at Town Hall.

The Annexation area includes approximately 134.5 acres located southeast of the intersection of State Highway 66 and County Road 7 (“Property”), as more fully described in the Petition and Annexation Map, both of which are attached to this Agenda Item Summary. The Property is currently located in unincorporated Weld County and zoned for agricultural use. The Owner, Anadarko E&P Onshore LLC, anticipates future development of the property as commercial, mixed residential, and single family residential, in line with the Town’s 2018 Comprehensive Plan and as reflected in the concept plan set forth on the next page below.

Concept Plan:



Detail of Request:

Petitioner, Property Owner and Applicant: Anadarko E&P Onshore LLC
Authorized Applicant Representative: Peak Development Group
Property Location: southeast of the intersection of State Highway 66 and County Road 7
Current Zoning (Weld County): Agricultural
Proposed Zoning (Mead): commercial and residential consistent with Comp. Plan (to be presented at a later date)
Comp. Plan Designation: Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU)
Surrounding Land Uses:
North: Single-Family Residence and Undeveloped Land (Town of Mead Highway Commercial (HC))
West: Liberty Ranch (Town of Mead residential and Mead Municipal Facilities)
South: Waterfront Subdivision (Town of Mead residential PUD) and Foster Reservoir
East: Mead Crossings (Town of Mead Highway Commercial (HC))

Overview:

As set forth above, the Applicant initiated annexation proceedings and submitted the Petition to the Town on or about April 30, 2025 ("Petition"). On August 25, 2025, the Board of Trustees found that the Petition substantially complies with statutory requirements and adopted the Substantial Compliance Resolution which also set the hearing date to consider eligibility of the Property for annexation ("Eligibility Hearing") for October 13, 2025. The Substantial Compliance Resolution also referred the Annexation application to the Planning Commission, which recommended approval of the Annexation after a hearing held on September 17, 2025 (Resolution No. 11-PC-2025, attached hereto).

Staff recommends that the Board find the Property eligible for annexation given that statutory criteria set forth in C.R.S. § 31-12-104 and § 31-12-105 are satisfied as outlined below.

The decision of whether the Property should be annexed to the Town, the establishment of initial zoning for the Property and the approval of the Annexation Agreement will be scheduled for consideration by the Board of Trustees at a future date.

Review Criteria Analysis:

Annexation Eligibility Review Criteria, MMC Section 16-8-50

Section 16-8-50 of the MMC states that eligibility for annexation shall be determined by conformity with the requirements of C.R.S. § 31-12-104 and § 31-12-105, as amended and as determined by the Board of Trustees in its sole discretion.

The applicable requirements of C.R.S. § 31-12-104 and § 31-12-105 exist or have been met in that:

Not less than one sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town of Mead. C.R.S. § 31-12-104(1)(a).

- C.R.S. § 31-12-104(1)(a) states that an area is eligible for annexation when the Town determines "That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality." The area proposed to be annexed exceeds the minimum of one-sixth of the perimeter contiguity with 6,981 feet contiguous with current Town boundaries. The total perimeter of the Property is 10,396 feet, and the minimum allowable contiguity is 1,740 feet.

A community of interest exists between the area proposed to be annexed and the Town of Mead; the proposed area to be annexed is urban or will be urbanized in the near future and the area to be annexed is integrated with or is capable of being integrated with the Town of Mead. C.R.S. § 31- 12-104(1)(b).

- The Property currently abuts the Town of Mead in Weld County. As set forth above, the Property satisfies the applicable state law requirements for contiguity. C.R.S. § 31-12- 104(1)(b) states, in relevant part, that “[t]he fact that the area proposed to be annexed has the contiguity with the [Town as required by C.R.S. § 31-12-104(1)(a)] shall be a basis for a finding of compliance with these requirements . . .”. The Property satisfies the C.R.S. § 31-12-104(1)(b) requirements.

In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner(s) thereof unless such tracts or parcels are separated by a dedicated street, road or other public way. C.R.S. § 31- 12-105(1)(a).

- The Petition has been executed by all landowners of the Property, exclusive of public rights-of- way. The annexation will not separate or subdivide any land held in identical ownership.

In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising 20 acres or more (which, together with buildings and improvements situated thereon, has a value for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the annexation) shall be included in the proposed annexation area without the written consent of the landowners [unless the proposed annexation area is an enclave, which is not relevant to the annexation under consideration]. C.R.S. § 31-12-105(1)(b).

- The Petition has been executed by all landowners of the Property. There are no individual parcels, nor contiguous parcels held in identical ownership, that comprise 20 acres or more within the Property having a value in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the annexation that have been included in the proposed Annexation without the written consent of the landowners. 100% of the landowners have consented to the Annexation, exclusive of any public rights- of- way included within the boundaries of the Property.

No annexation proceedings have been commenced by another municipality for any portion of the Property. C.R.S. § 31-12-105(1)(c).

- There have been no annexation proceedings commenced by another municipality for any portion of the Property.

The area proposed for annexation will not result in the detachment of area from any school district or the attachment of the same to another school district. C.R.S. § 31-12-105(1)(d).

- The Property will remain in the St. Vrain Valley School District RE-1(J) Longmont School District.

The annexation of the Property will not have the effect of extending the municipal boundary of the Town of Mead more than three miles in any direction from any point of such municipal boundary within one year. C.R.S. § 31-12-105(1)(e).

- The Annexation will not extend the Town's boundaries more than three miles in any direction.

C.R.S. § 31-12-105(1)(e) also requires, in relevant part, that prior to completion of any annexation within the three-mile area, the Town shall have in place a plan for that area proposed to be annexed.

- As set forth in the MMC, the Town of Mead Comprehensive Plan, as amended, constitutes the "plan in place" referenced in C.R.S. § 31-12-105(1)(e).

Town staff therefore finds as follows:

1. The Annexation is in compliance with the requirements of C.R.S. § 31-12-104 and § 31-12-105;
2. An election is not required under Section 31-12-107(2), C.R.S.;
3. The Petition is signed by the owners of one hundred percent (100%) of the area proposed to be annexed, exclusive of streets and alleys; and
4. No additional terms and conditions are to be imposed.

The Board may therefore approve Resolution No. 60-R-2025, finding the Property eligible for annexation to the Town. After this initial step, the Board may then proceed at a later date to consider: (a) approval of the annexation of the Property by ordinance without election, (b) the establishment of the initial Town of Mead zoning for the Property, and (c) the approval of an Annexation Agreement with the Owner.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends that, following the conclusion of the public hearing on the matter of the eligibility of the Property for annexation to the Town, the Board of Trustees proceed to approve Resolution 60-R-2025, declaring the Property eligible for annexation to the Town of Mead with the following suggested motion.

Suggested Motion:

"I move approval of Resolution No. 60-R-2025, A Resolution of the Town of Mead, Colorado, Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Property Known as the Kiteley Ranch Annexation, Based on a Finding That All Applicable Criteria for Annexation Have Been Satisfied, as Detailed in the Agenda Item Summary Report prepared for the October 13, 2025, Meeting."

Attachments:

1. Resolution No. 60-R-2025
2. Annexation Petition
3. Annexation Map
4. Resolution No. 11-PC-2025 Kiteley Ranch

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 60-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
SETTING FORTH CERTAIN FINDINGS OF FACT AND CONCLUSIONS
AS TO THE ANNEXATION OF CERTAIN PROPERTY KNOWN AS THE
KITELEY RANCH ANNEXATION**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado has received a petition for annexation and annexation maps of certain real property more fully described in said petition and maps (the "Property"), said petition and maps having heretofore been filed with the Town Clerk of the Town of Mead (together, the "Petition"); and

WHEREAS, the Board of Trustees previously adopted Resolution No. 50-R-2025, finding that the Petition was in substantial compliance with the Municipal Annexation Act of 1965, as amended (the "Act"), and scheduling a hearing on said Petition; and

WHEREAS, the Board of Trustees held a duly noticed public hearing on October 13, 2025 at 6:00 p.m. at Town Hall, to consider the Petition; and

WHEREAS, in conformance with § 31-12-110 of the Act, as amended, the Board of Trustees has examined the Petition and related filings and wishes to make certain findings of fact as more fully set forth herein.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. The above findings and recitals are incorporated herein as findings and determinations of the Board of Trustees.

Section 2. The Board of Trustees further finds as follows:

- That the Property meets the requirements of Section 30(1)(b) of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105, and is eligible for annexation to the Town of Mead;
- That an election is not required under the applicable requirements of Section 30(1)(a) of Article II of the Colorado Constitution and C.R.S. § 31-12-107(2); and
- That no additional terms or conditions are imposed which would require an election under C.R.S. § 31-12-112(1). Specifically, the Board of Trustees finds that there are no additional terms and conditions imposed on the proposed annexation of the Property to the Town.

Section 3. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining issues of this Resolution.

Section 4. Effective Date. This resolution shall become effective immediately upon adoption.

Section 5. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF OCTOBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

**PETITION FOR ANNEXATION
ARIET'S GROVE ANNEXATION**

TO THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in C.R.S. § 31-12-101 et seq., as amended and as in effect on the submission date set forth below ("**Annexation Act**"), hereby petitions the Board of Trustees of the Town of Mead, Colorado ("**Board**"), to annex to the Town of Mead ("**Town**") the unincorporated territory located in the County of Weld, State of Colorado, which property is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference ("**Property**").

The Property may be generally described as Ariet's Grove Annexation.

In support of this Petition for Annexation ("**Petition**"), Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of C.R.S. §§31-12-104 and 31-12-105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
4. A community of interest exists between the Property and the Town.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the Town.
7. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown on the annexation map submitted herewith and attached as **Exhibit C**, and as more fully described in Paragraph 16 below.
8. The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation of an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.
10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary.

11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(b) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.

13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.

14. The land owned by Petitioner constitutes one hundred percent (100%) of the Property within the meaning of C.R.S. § 31-21-107(1)(g) of the Annexation Act.

15. The affidavit of the circulator of this Petition certifying that the signature(s) on this Petition is the signature of each person whose name it purports to be and certifying the accuracy of the date of such signature(s) is attached hereto as **Exhibit B** and is incorporated herein by this reference.

16. This Petition is accompanied by four (4) copies of an annexation map which have been prepared by a professional surveyor and submitted to the Town Clerk. An 11 x 17 copy of the annexation map is attached to this Petition as **Exhibit C** for reference. The annexation map contains, among other things, the following information:

(a) A written legal description of the boundaries of the Property;

(b) A map showing the boundary of the Property;

(c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the Town of Mead abutting the Property.

17. That the proposed annexation of the Property complies with Section 30 of Article II of the Colorado Constitution.

18. In connection with the processing of this Petition, Petitioner requests that the Town approve and execute an annexation agreement ("**Annexation Agreement**") which establishes the terms and conditions under which the Petitioner has agreed to annex the Property to the Town.

19. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.

20. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore does not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, Petitioner requests that the Board complete and approve the annexation of the Property pursuant to the provisions of the Municipal Annexation Act of 1965, as amended.

Respectfully submitted this 23rd day of July, 2025.

Signature of Petitioner:

Anadarko E&P Onshore LLC
A Delaware limited liability company

DON C JOBE III

By: Don C. Jobe III

Name: Don C. Jobe III

Title: Attorney-in-Fact

Date of Signature: 7/23/2025

Mailing Address:

1099 18th St., Ste 700
Denver, CO 80202

EXHIBIT A
TO PETITION FOR ANNEXATION

Legal Description of Property

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, TOGETHER WITH THE 63 FOOT RIGHT-OF-WAY AS SHOWN ON RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;
THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE PERIMETER OF SAID LOT B THE FOLLOWING SIX (6) COURSES:
1) NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;
2) SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;
3) SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;
4) SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;
5) SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;
6) SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764;
THENCE NORTH 00°01'31" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;
THENCE SOUTH 89°24'03" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 30.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND A SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE CONTINUING SOUTH 89°24'03" WEST ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 263.82 FEET;
THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1,121.52 FEET;
THENCE NORTH 89°59'42" EAST, A DISTANCE OF 347.59 FEET;
THENCE NORTH 00°03'44" WEST, A DISTANCE OF 248.45 FEET;
THENCE NORTH 28°00'26" WEST, A DISTANCE OF 211.43 FEET;
THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 82.67 FEET;
THENCE NORTH 00°03'44" WEST, A DISTANCE OF 147.33 FEET;
THENCE NORTH 56°31'59" WEST, A DISTANCE OF 104.94 FEET;
THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 78.36 FEET;
THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 656.74 FEET TO THE POINT OF BEGINNING.

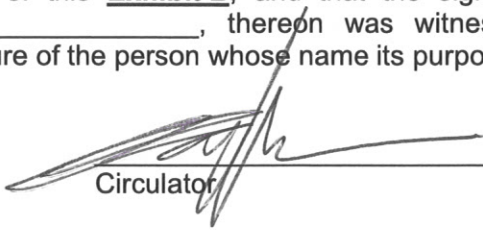
SAID PARCEL CONTAINS 5,856,890 SQUARE FEET OR 134.46 ACRES, MORE OR LESS.

EXHIBIT B
TO PETITION FOR ANNEXATION

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Mead, Colorado, consisting of nine (9) pages, including **Exhibit A** and **Exhibit C** and the map attached hereto, but excluding the page of this **Exhibit B**, and that the signature of the petitioner(s) Don C. Jabe III, thereon was witnessed by the circulator and is the true and original signature of the person whose name its purports to be, and that the date of such signature is correct.

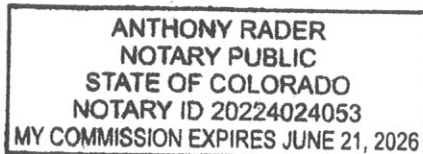

Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 23rd day of July, 2025, by Scott Myhr.

Witness my hand and official seal.

My commission expires:




Notary Public

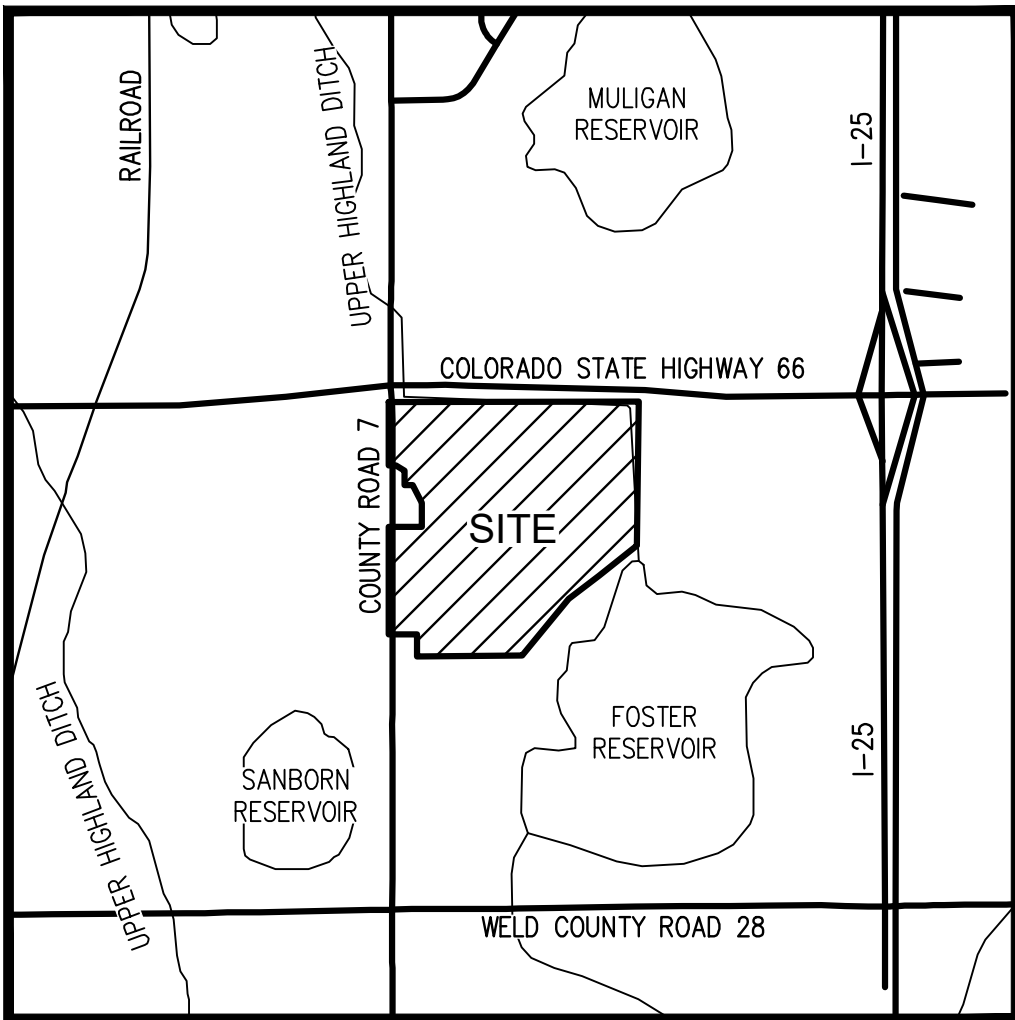
EXHIBIT C
TO PETITION FOR ANNEXATION

Annexation Map

An 11 x 17 version of the annexation map is attached hereto. Four (4) full size copies of the annexation map have been provided to the Town Clerk of the Town of Mead.

ARIET'S GROVE ANNEXATION MAP

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO
CONTAINING 5,856,894 SQUARE FEET OR 134.46 ACRES, MORE OR LESS
SHEET 1 OF 2



VICINITY MAP

SCALE: 1" = 2000'



CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGE HOLDER(S), AND LIEN HOLDER(S) OF ALL PRIVATE LANDS SITUATED WITHIN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, TOGETHER WITH THE 63 FOOT RIGHT-OF-WAY AS SHOWN ON RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;
THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;
THENCE ALONG THE PERIMETER OF SAID LOT B THE FOLLOWING SIX (6) COURSES:
1) NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;
2) SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;
3) SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;
4) SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;
5) SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;
6) SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764;
THENCE NORTH 00°01'31" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;
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THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 656.74 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,856,890 SQUARE FEET OR 134.46 ACRES, MORE OR LESS.

DO HEREBY LAY OUT AND ESTABLISH THIS ANNEXATION MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF **ARIET'S GROVE ANNEXATION MAP**.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 202__.

OWNER:

ANADARKO E & P ONSHORE LLC

BY: _____

NAME: _____

TITLE: _____

NOTARY:

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY _____, AS _____ OF ANADARKO E & P ONSHORE LLC, ON THIS ____ DAY OF _____, 20__.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ANNEXATION MAP OF **ARIET'S GROVE ANNEXATION** TO THE TOWN OF MEAD IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 20__, AND SUBSEQUENTLY RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE TOWN OF MEAD AT THE TIME AND RECEPTION NUMBER REFLECTED HEREON.

MAYOR

ATTEST: TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

THIS PORTION OF **ARIET'S GROVE ANNEXATION MAP** IS HEREBY RECOMMENDED FOR APPROVAL/DENIAL BY THE TOWN OF MEAD BOARD OF TRUSTEES ON THIS ____ DAY OF _____, 20__.

CHAIRMAN

PLANNING COMMISSION SECRETARY

NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS ARE RECORD BEARINGS AS SHOWN ON THE RECORDED EXEMPTION NO.: 1207-27-2-RE 843. BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. BEING MONUMENTED AT THE EAST QUARTER CORNER OF SECTION 27 BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED: COLO DEPT OF TRANSPORTATION 2009 PLS 29420, ABOVE GROUND, AND BEING MONUMENTED AT THE WEST QUARTER CORNER OF SECTION 27 BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED: 2016 LS 30462, IN RANGE BOX, BEARING SOUTH 89°24'03" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO C.R.S. 38-51-106.
- THE WORD "CERTIFY" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

SURVEYOR'S CERTIFICATE:

I, CURT MOWRY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND, AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF MEAD. I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION.

EXECUTED THIS ____ DAY OF _____, 202__.

CURT MOWRY, PLS 26969
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

CONTIGUITY DATA TABLE	
TOTAL LINEAR FEET OF PERIMETER OF SUBJECT PARCEL	10,396 FEET
TOTAL LINEAR FEET OF TOWN OF MEAD CONTIGUITY	6,981 FEET
MINIMUM REQUIRED 1/6TH LINEAR FEET CONTIGUITY (16.67%)	1,740 FEET



Know what's below.
Call before you dig.

CHECKED BY: CAM
DRAWN BY: CD

ISSUE DATE: 12-12-2024

DATE REVISION COMMENTS

04-20-2025 RET LINES COMMENTS

07-16-2025 UPDATED DESCRIPTION

07-18-2025 CHANGE NAME



HARRIS
KOCHER
SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.4311
HarrisKocherSmith.com

LOT B
RECORDED EXEMPTION NO.: 1207-27-2-RE 843

COVER

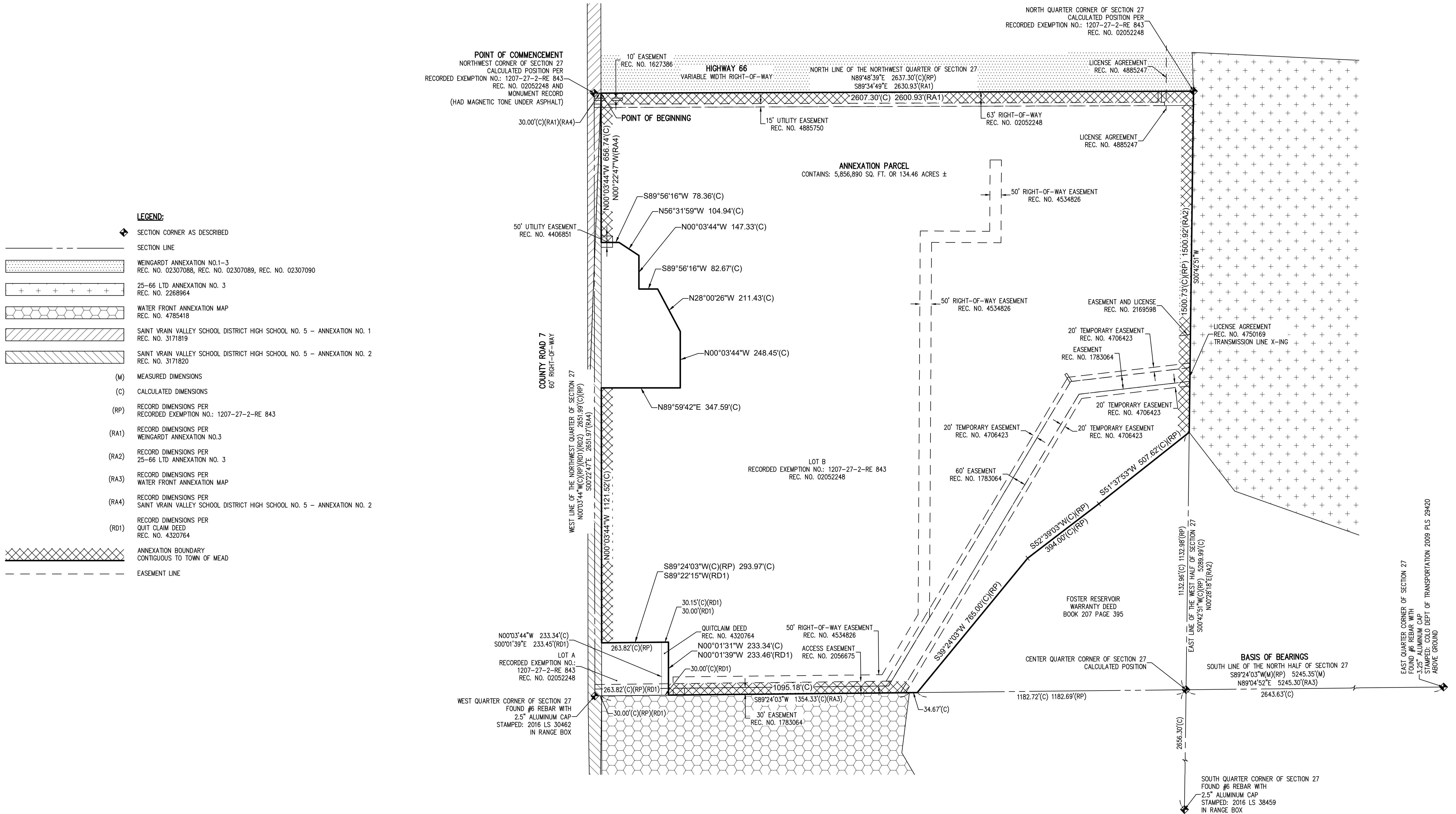
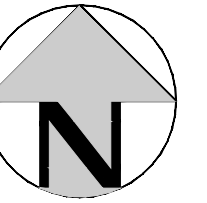
PROJECT #: 240521
SHEET NUMBER

1

1 OF 2

ARIET'S GROVE ANNEXATION MAP

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO
CONTAINING 5,856,894 SQUARE FEET OR 134.46 ACRES, MORE OR LESS
SHEET 1 OF 2



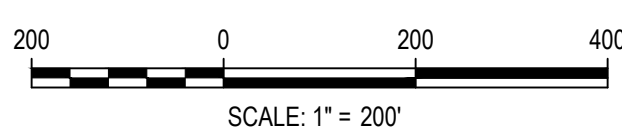
LEGEND:

- SECTION CORNER AS DESCRIBED
- SECTION LINE
- WEINGART ANNEXATION NO.1-3
REC. NO. 02307088, REC. NO. 02307089, REC. NO. 02307090
- 25-66 LTD ANNEXATION NO. 3
REC. NO. 2268964
- WATER FRONT ANNEXATION MAP
REC. NO. 4785418
- SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 1
REC. NO. 3171819
- SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2
REC. NO. 3171820
- (M) MEASURED DIMENSIONS
- (C) CALCULATED DIMENSIONS
- (RP) RECORD DIMENSIONS PER
RECORDED EXEMPTION NO.: 1207-27-2-RE 843
- (RA1) RECORD DIMENSIONS PER
WEINGART ANNEXATION NO.3
- (RA2) RECORD DIMENSIONS PER
25-66 LTD ANNEXATION NO. 3
- (RA3) RECORD DIMENSIONS PER
WATER FRONT ANNEXATION MAP
- (RA4) RECORD DIMENSIONS PER
SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2
- (RD1) RECORD DIMENSIONS PER
QUIT CLAIM DEED
REC. NO. 4320764
- ANNEXATION BOUNDARY
CONTIGUOUS TO TOWN OF MEAD
- EASEMENT LINE

FILEPATH: P:\0240521\SURVEY\ANNEX_240521.DWG LAYOUT(LAYOUT2)
NO. 1207-27-2-RE 843
DRAWN BY: FR071820, 3.30.18 BY: CESAR DIBALLO



Know what's below.
Call before you dig.



CHECKED BY: CAM
DRAWN BY: CD

ISSUE DATE: 12-12-2024

DATE REVISION COMMENTS

12-12-2024 RET. LINES/COMMENTS

16-2024 UPDATED DESCRIPTION

18-2025 CHANGE NAME



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.4311
HarrisKocherSmith.com

LOT B
RECORDED EXEMPTION NO.: 1207-27-2-RE 843

SITE

PROJECT #: 240521

SHEET NUMBER

2

2 OF 2

EAST QUARTER CORNER OF SECTION 27
FOUND #6 REBAR WITH
3.25" ALUMINUM CAP
STAMPED: COLO DEPT OF TRANSPORTATION 2009 PLS 29420
ABOVE GROUND

SOUTH QUARTER CORNER OF SECTION 27
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP
STAMPED: 2016 LS 38459
IN RANGE BOX

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 11-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
MEAD, COLORADO RECOMMENDING APPROVAL OF THE KITELEY
RANCH ANNEXATION**

WHEREAS, by petition for annexation submitted to the Town of Mead by Anadarko E&P Onshore LLC (the "Annexation Petition"), annexation proceedings have been initiated for certain real property generally described as the Kiteley Ranch (Ariet's Grove) Annexation, consisting of a total of 134.5 acres more or less, as described more particularly in **Exhibit 1** attached hereto ("Subject Property"); and

WHEREAS, Anadarko E&P Onshore LLC is the fee owner of the Subject Property ("Owner"); and

WHEREAS, copies of the Annexation Petition and Kiteley Ranch Annexation Map ("Annexation Map") have been distributed to the Planning Commission and are on file with the Town Clerk; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, in accordance with Section 16-8-90 of the *Mead Municipal Code* ("MMC"), the Planning Commission has considered the proposed annexation of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the September 17, 2025 meeting, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map, on terms and conditions acceptable to the Board of Trustees.

Section 3. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

Section 4. Effective Date. This resolution shall become effective immediately upon adoption.

[Remainder of page left intentionally blank.]

INTRODUCED, READ, PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD PLANNING
COMMISSION

By: 
Ana Bohl, Secretary


By: _____
Ryan Sword, Chair Pro Tem

[Exhibit 1 to Resolution XX-PC-2025 follows.]



Agenda Item Summary

Agenda Date: 10/13/2025

Subject: Resolution No. 61-R-2025 – A Resolution of the Board of Trustees of the Town of Mead, Colorado, Supporting Passage of Ballot Issue 2B (Funding for Town Law Enforcement Services and Facilities) at the November 4, 2025 Special Election

Presented by: Brent Newbanks, Police Chief

Summary:

The Board of Trustees previously requested that a resolution be prepared and presented supporting passage of Ballot Issue 2B, which asks voters to approve an additional one percent (1.0%) sales and use tax beginning January 1, 2026, with the additional revenues to be used exclusively for law enforcement services and facilities in the Town of Mead, including:

- ADDITIONAL TOWN OF MEAD POLICE OFFICERS AND EQUIPMENT
- ADDITIONAL SCHOOL RESOURCE OFFICERS
- LAW ENFORCEMENT FACILITIES

(the “Law Enforcement Funding Ballot Issue”).

If approved by voters, the funds generated by the increased sales and use tax will be retained in a separate segregated account. Any revenue generated from the additional one percent (1%) sales and use tax will not go into the general fund.

The Resolution expresses the Board’s support for the passage of Ballot Issue 2B and urges all registered electors of the Town to vote “YES” on Ballot Issue 2B at the November 4, 2025 special election.

The full text of the Law Enforcement Funding Ballot Issue that will appear on the November 4th special election ballot (Ballot Issue 2B) is set forth in Attachment 1 to this Agenda Item Summary.

Financial Considerations:

Conditioned on approval by Town voters, the additional revenues generated by the additional one percent (1%) sales and use tax will be utilized by the Town solely for law enforcement services and facilities. These revenues will defray some, but not all, of the annual costs associated with providing law enforcement services and facilities in the Town of Mead including but not limited to: hiring additional police officers and school resource officers, providing appropriate facilities and equipment for the officers, and increasing community policing efforts.

An increase in the sales and use tax from 3% to 4% is expected to provide a projected \$2.9M in additional revenue in the first full fiscal year (2026).

The amount that Mead budgets for law enforcement-related services and facilities has increased each year since the establishment of the Mead Police Department in 2017. From its inception, the Department committed to providing a 24/7 Police Department with a community

policing philosophy. Today the Department includes 16 sworn members: 10 officers who work three rotating shifts, two full-time School Resource officers, two sergeants and two administrators. The 2025 budget includes over \$3.4M in police expenditures for salaries, equipment, and other basic needs. The Department continues to face increasing operational and training mandates from the state and increased costs of insurance and other basic overhead costs, while also experiencing the need for additional training space and resources, improved evidence storage facilities, and additional financial resources to expand and strengthen community policing initiatives.

Legal Issues:

As the Board is aware, under the Fair Campaign Practices Act ("FCPA"), the Town is prohibited from expending public money to urge voters to vote in favor or against any ballot issue. C.R.S. § 1-45-117(1). This restriction applies to all of the ballot issues and questions through the date of the election. There are a few exceptions to this restriction, including an allowance for the Board to adopt a resolution or take a position of advocacy on any ballot question or issue. The Board is also allowed under the FCPA to report the "passage of or distribute a resolution of advocacy through established, customary means, other than paid advertising, by which information about other proceedings of the Board is regularly provided to the public." C.R.S. § 1-45-117(1)(b)(III). Accordingly, the Board's adoption of the attached Resolution expressing the Board's support for Ballot Issue 2B is expressly permitted under the FCPA and may be published on the Town's website, as are other resolutions and ordinances adopted by the Board.

Staff Recommendation / Actions Required:

Suggested Motion:

"I move to adopt Resolution No. 61-R-2025 - A Resolution of the Board of Trustees of the Town of Mead, Colorado, Supporting Passage of Ballot Issue 2B (Funding for Town Law Enforcement Services and Facilities) at the November 4, 2025 Special Election."

Attachments:

1. Resolution No. 61-R-2025
2. Exhibit 1

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 61-R-2025**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF MEAD,
COLORADO, SUPPORTING PASSAGE OF BALLOT ISSUE 2B (FUNDING
FOR TOWN LAW ENFORCEMENT SERVICES & FACILITIES) AT THE
NOVEMBER 4, 2025 SPECIAL ELECTION**

WHEREAS, the Board of Trustees (“Board”) has referred a ballot issue to the registered electors of the Town of Mead (“Town”) asking voters to approve an additional sales and use tax imposed at a rate of one percent (1.0%), beginning January 1, 2026, with the additional revenues to be used exclusively for law enforcement services and facilities including:

- ADDITIONAL TOWN OF MEAD POLICE OFFICERS AND EQUIPMENT
- ADDITIONAL SCHOOL RESOURCE OFFICERS
- LAW ENFORCEMENT FACILITIES

(the “Law Enforcement Funding Ballot Issue”); and

WHEREAS, if the Law Enforcement Funding Ballot Issue (**Ballot Issue 2B**) is approved by voters the tax revenues collected shall: (1) be retained in a segregated account separate from all other Town financial accounts to be known as the “Law Enforcement Fund”, and (2) be used only to pay for law enforcement services and facilities in the Town of Mead and never be transferred into the Town general fund or used for any purpose other than law enforcement services and facilities; and

WHEREAS, the Law Enforcement Funding Ballot Issue will appear on the November 4, 2025 coordinated special election ballot as **Ballot Issue 2B**; and

WHEREAS, if the Law Enforcement Funding Ballot Issue is approved by voters, the Town will have a dedicated revenue stream that will be allocated exclusively to law enforcement services and facilities, which will benefit the residents, business owners and taxpayers of the Town by addressing current funding shortfalls and resulting in increased community policing; and

WHEREAS, Mead Police Department officers respond to approximately 11,000 calls annually, patrol over 125 miles of roadways including portions of I-25 and Highway 66, and serve three schools with over 2,600 students and staff; and

WHEREAS, because the funds raised by the Law Enforcement Funding Ballot Issue will be retained **in a segregated account separate from all other Town financial accounts, and used for no other purpose other than law enforcement services and facilities in the Town of Mead**, the Board of Trustees supports the passage of the Law Enforcement Funding Ballot Issue and urges all registered electors of the Town to **vote “YES” on Ballot Issue 2B** at the November 4, 2025 election,

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. The Board of Trustees supports the Law Enforcement Funding Ballot Issue and urges all registered electors of the Town to **vote “YES” on Ballot Issue 2B** at the November 4, 2025 election.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 13TH DAY OF OCTOBER, 2025.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Attachment 1
Text of Law Enforcement Funding Ballot Issue

Town of Mead Ballot Issue 2B

“SHALL THE TOWN OF MEAD TAXES BE INCREASED NOT MORE THAN \$2,900,000 (TWO MILLION NINE HUNDRED THOUSAND DOLLARS) ANNUALLY IN THE FIRST FISCAL YEAR OF COLLECTIONS (2026) AND BY WHATEVER AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER BY AN ADDITIONAL SALES AND USE TAX OF ONE PERCENT (1%) (OR AN INCREASE OF APPROXIMATELY TEN CENTS PER TEN DOLLARS SPENT), COMMENCING JANUARY 1, 2026 TO FUND LAW ENFORCEMENT SERVICES AND FACILITIES, INCLUDING

- ADDITIONAL TOWN OF MEAD POLICE OFFICERS AND EQUIPMENT
- ADDITIONAL SCHOOL RESOURCE OFFICERS
- LAW ENFORCEMENT FACILITIES

AND SHALL THE TAX REVENUES COLLECTED:

- BE RETAINED IN A SEGREGATED ACCOUNT SEPARATE FROM ALL OTHER TOWN FINANCIAL ACCOUNTS TO BE KNOWN AS THE “LAW ENFORCEMENT FUND,” AND
- BE USED ONLY TO PAY FOR LAW ENFORCEMENT SERVICES AND FACILITIES IN THE TOWN OF MEAD AND NEVER BE TRANSFERRED INTO THE TOWN GENERAL FUND OR USED FOR ANY PURPOSE OTHER THAN LAW ENFORCEMENT SERVICES,

AND SHALL ALL REVENUES DERIVED FROM SUCH TAX AND ANY EARNINGS THEREON BE COLLECTED, RETAINED AND SPENT AS A VOTER APPROVED REVENUE CHANGE, UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATIONS CONTAINED IN THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Yes/For _____
No/Against _____”